

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

22 Anne Street, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$1,650,000

Property Type House

Suburb Mckinnon

Period - From 01/10/2019

to 31/12/2019

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property | Price       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 38 Wright St BENTLEIGH 3204    | \$2,520,000 | 30/11/2019   |
| 2 | 5 Maud St ORMOND 3204          | \$2,366,000 | 22/02/2020   |
| 3 | 22 Oak St BENTLEIGH 3204       | \$2,350,000 | 13/09/2019   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/03/2020 16:15



4 3 4

**Property Type:** House (Res)

**Agent Comments**

Spectacular 4 bed+ study 3.5 bath French Provincial style abode on McKinnon Hill, showcasing 3 entertaining zones (home theatre, gas fire), impressive Miele stone kitchen (butler's pantry), travertine alfresco (BBQ), pool & auto gates to double auto garage + 2nd drive.

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

December quarter 2019: \$1,650,000

## Comparable Properties



**38 Wright St BENTLEIGH 3204 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,520,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** House (Res)

**Land Size:** 752 sqm approx



**5 Maud St ORMOND 3204 (REI)**

**Agent Comments**

5 3 2

**Price:** \$2,366,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 824 sqm approx



**22 Oak St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

5 4 2

**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 13/09/2019

**Property Type:** House

**Land Size:** 828 sqm approx