

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

1/8 Malacca Street, Mckinnon Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$990,000

&

\$1,050,000

Median sale price

Median price \$1,157,500

Property Type Unit

Suburb Mckinnon

Period - From 01/04/2021

to 31/03/2022

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	6 Windsor Av BENTLEIGH 3204	\$1,000,000	04/03/2022
2			
3			

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:

10/06/2022 15:44

1/8 Malacca Street, Mckinnon Vic 3204

**Jellis
Craig**

Melina Scriva

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Indicative Selling Price

\$990,000 - \$1,050,000

Median Unit Price

Year ending March 2022: \$1,157,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6 Windsor Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Sold Before Auction

Date: 04/03/2022

Property Type: House (Res)

Land Size: 380 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200



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