

# 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

12 Exhibition 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 \$1,000,000 & \$1,100,000

### 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	1/315 Jasper Rd ORMOND 3204	\$1,065,000	06/10/2019
2	69 North Av BENTLEIGH 3204	\$1,051,500	16/11/2019
3	4a Raymond Gr CAULFIELD SOUTH 3162	\$1,000,000	22/08/2019

**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:

18/02/2020 17:33



**Property Type:** House

**Agent Comments**

Awe-inspiring 1920s 3 bedroom timber classic with the potential to be an amazing family home. With rear lane access, this double fronted treasure is in immaculate original order retaining its 10ft approx. ceilings, picture rails & leadlights.

## Comparable Properties



**1/315 Jasper Rd ORMOND 3204 (REI)**

**Agent Comments**



**Price:** \$1,065,000

**Method:** Auction Sale

**Date:** 06/10/2019

**Rooms:** 4

**Property Type:** House (Res)



**69 North Av BENTLEIGH 3204 (REI/VG)**

**Agent Comments**



**Price:** \$1,051,500

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**4a Raymond Gr CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**



**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 22/08/2019

**Property Type:** House

**Land Size:** 325 sqm approx