## hockingstuart

Rob Strickland 0437 076 069 rstrickland@hockingstuart.com.au





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 576 sqm **Agent Comments** 

**Indicative Selling Price** \$1,850,000 - \$2,035,000 **Median House Price** March quarter 2017: \$1,850,000

Be mesmerised by the beauty, space & renovated finesse found in this substantial 4 bed + study 3.5 bath period home, enjoying a stunning downstairs main bedroom, 2 entertaining zones (gas fire), exquisite stone kitchen (Smeg oven + Smeg 900mm stove, WI pantry), mezzanine, covered alfresco (BBQ) & parking for 3. McKinnon Sec College zone, metres to McKinnon Village.

### Comparable Properties



48 Stewart St ORMOND 3204 (REI)

**6** 

Price: \$1.975.000 Method: Auction Sale Date: 27/03/2017 Rooms: 7

Property Type: House Land Size: 668 sqm

**Agent Comments** 

Agent Comments



43 Godfrey St BENTLEIGH 3204 (REI)

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**6** 

Price: \$1.900.000 Method: Auction Sale Date: 25/02/2017 Rooms: 8

Property Type: House (Res)

Land Size: 567 sqm



29 Carlton St MCKINNON 3204 (REI)

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Price: \$1,855,000 Method: Auction Sale Date: 05/03/2017

Rooms: 7

Property Type: House (Res) Land Size: 462 sqm

**Agent Comments** 

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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	8 Lees Street, Mckinnon Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,850,000	&	\$2,035,000

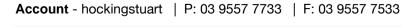
#### Median sale price

Median price	\$1,850,000	Н	ouse	Х	S	uburb	Mckinnon
Period - From	01/01/2017	to	31/03/	2017	Source	REI	/

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
48 Stewart St ORMOND 3204	\$1,975,000	27/03/2017
43 Godfrey St BENTLEIGH 3204	\$1,900,000	25/02/2017
29 Carlton St MCKINNON 3204	\$1,855,000	05/03/2017







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