

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

8 Hall Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,875,000

&

\$1,975,000

Median sale price

Median price \$2,267,000

Property Type House

Suburb Mckinnon

Period - From 01/01/2022

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	43 Murray Rd ORMOND 3204	\$2,075,000	22/12/2021
2	31 Exhibition St MCKINNON 3204	\$1,850,000	02/04/2022
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:

12/05/2022 16:10

8 Hall Street, Mckinnon Vic 3204

**Jellis
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$1,875,000 - \$1,975,000

Median House Price

March quarter 2022: \$2,267,000



4 2 3

Property Type: House

Land Size: 644 sqm approx

Agent Comments

Timeless 4 bedroom + study 2.5 bathroom Californian Bungalow enjoying a beautiful living room (bay window, fireplace), expansive sun filled living and dining, kitchen with quality appliances), a wrap around deck and secure parking. McKinnon Secondary College zone.

Comparable Properties



43 Murray Rd ORMOND 3204 (REI/VG)

Agent Comments

4 2 4

Price: \$2,075,000

Method: Private Sale

Date: 22/12/2021

Property Type: House

Land Size: 557 sqm approx



31 Exhibition St MCKINNON 3204 (REI)

Agent Comments

3 2 1

Price: \$1,850,000

Method: Sold Before Auction

Date: 02/04/2022

Property Type: House (Res)

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 9593 4500 | F: 03 9557 7604



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