

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

7b Norman Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,695,000

&

\$1,745,000

Median sale price

Median price \$1,673,000

Property Type House

Suburb Mckinnon

Period - From 01/01/2020

to

31/03/2020

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	25b Alfada St CAULFIELD SOUTH 3162	\$1,725,000	15/01/2020
2	42b Whitmuir Rd BENTLEIGH 3204	\$1,705,000	22/02/2020
3	16a Caramar Av BRIGHTON EAST 3187	\$1,700,000	29/02/2020

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:

01/05/2020 00:07

7b Norman Street, Mckinnon Vic 3204

**Jellis
Craig**

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jellisrcraig.com.au



Rooms: 6
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,695,000 - \$1,745,000

Median House Price
March quarter 2020: \$1,673,000

Signature new 4 bedroom + study 2.5 bathroom luxury residence, featuring a city skyline view, a stylish lounge, north facing open plan entertaining, impressive stone kitchen (Bosch appliances), luxe main bedroom (dressing room & exquisite ensuite) and stylish north facing alfresco deck in landscaped gardens. With no expense spared, this unrivalled showpiece provides individual room R/C air cond, security, data cabling, irrigation, double glazing & an auto garage. McKinnon Secondary College zone in a parkside cul de sac.

Comparable Properties



25b Alfada St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,725,000
Method: Private Sale
Date: 15/01/2020
Property Type: Townhouse (Single)



42b Whitmuir Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,705,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 380 sqm approx



16a Caramar Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,700,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Townhouse (Res)
Land Size: 306 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.