Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/7 Exhibition Street, Mckinnon Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$580,000		&		\$630,000			
Median sale p	rice							
Median price	\$665,000	Pro	operty Type	Unit			Suburb	Mckinnon
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/17 Roberts Ct BRIGHTON EAST 3187	\$620,000	03/02/2020
2	5/187 Tucker Rd BENTLEIGH 3204	\$612,000	13/12/2019
3	1/20 Katandra Rd ORMOND 3204	\$590,000	25/03/2020

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:

11/05/2020 17:26





Nick Renna 9593 4500 0411 551 190





Property Type: Apartment Agent Comments Indicative Selling Price \$580,000 - \$630,000 Median Unit Price March quarter 2020: \$665,000

nickrenna@jelliscraig.com.au

Zone in on your treehouse between the shopping strips! First-floor in a rare "period precinct' group, this boutique apartment (one of just five) is an exciting entry to the McKinnon College Zone with the McKinnon Rd and Centre Rd retail strips, new stations and Allnutt Park almost at the door.

Comparable Properties



2/17 Roberts Ct BRIGHTON EAST 3187 (REI/VG)



Price: \$620,000 Method: Private Sale Date: 03/02/2020 Rooms: 4 Property Type: Apartment Land Size: 84 sqm approx

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Price: \$612,000 **Method:** Private Sale **Date:** 13/12/2019 Agent Comments



5/187 Tucker Rd BENTLEIGH 3204 (REI/VG)

1/20 Katandra Rd ORMOND 3204 (REI)

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Agent Comments



Price: \$590,000 Method: Private Sale Date: 25/03/2020 Property Type: Apartment

Property Type: Apartment

Agent Comments

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.