

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

6 Creswick Grove, Mckinnon Vic 3204

Indicative selling price

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

Single price \$1,395,000

Median sale price

Median price \$1,554,000

House

X

Unit

Suburb Mckinnon

Period - From 01/01/2018

to

31/12/2018

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	13 Shanahan Cr MCKINNON 3204	\$1,451,000	01/12/2018
2	30 Leinster St ORMOND 3204	\$1,447,000	06/04/2019
3	7 Bevan St ORMOND 3204	\$1,365,000	13/03/2019

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.



 3  1  4

Rooms:**Property Type:** House**Land Size:** 568 sqm approx

Agent Comments

Indicative Selling Price

\$1,395,000

Median House Price

Year ending December 2018: \$1,554,000

Comparable Properties

**13 Shanahan Cr MCKINNON 3204 (REI/VG)**

Agent Comments

 4  2  -

Price: \$1,451,000**Method:** Auction Sale**Date:** 01/12/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 608 sqm approx**30 Leinster St ORMOND 3204 (REI)**

Agent Comments

 3  1  2

Price: \$1,447,000**Method:** Auction Sale**Date:** 06/04/2019**Rooms:** 5**Property Type:** House (Res)**Land Size:** 628 sqm approx**7 Bevan St ORMOND 3204 (REI)**

Agent Comments

 3  1  1

Price: \$1,365,000**Method:** Private Sale**Date:** 13/03/2019**Rooms:** -**Property Type:** House**Land Size:** 580 sqm approx