

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

13 Harold Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,666,000

Property Type House

Suburb Mckinnon

Period - From 20/07/2019

to

19/07/2020

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	38 Centre Rd BRIGHTON EAST 3187	\$1,782,000	24/03/2020
2	226 Centre Rd BENTLEIGH 3204	\$1,780,000	05/03/2020
3	33 Thompson St ORMOND 3204	\$1,755,000	21/03/2020

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:

20/07/2020 16:19



4 2 4

Property Type: House (Res)

Land Size: 571 sqm approx

Agent Comments

Classic contemporary 4 bedroom + study 2.5 bathroom family home. In beautifully landscaped easy-care gardens, it enjoys a downstairs main bedroom suite, an inviting lounge, study/5th bedroom (BIRs), north facing open plan entertaining with a custom stone kitchen (Bosch appliances)

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

20/07/2019 - 19/07/2020: \$1,666,000

Comparable Properties



38 Centre Rd BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

4 2 3

Price: \$1,782,000

Method: Sold Before Auction

Date: 24/03/2020

Property Type: House (Res)

Land Size: 634 sqm approx



226 Centre Rd BENTLEIGH 3204 (REI/VG) **Agent Comments**

5 2 5

Price: \$1,780,000

Method: Sold Before Auction

Date: 05/03/2020

Property Type: House (Res)

Land Size: 643 sqm approx



33 Thompson St ORMOND 3204 (REI/VG) **Agent Comments**

4 2 4

Price: \$1,755,000

Method: Sold Before Auction

Date: 21/03/2020

Property Type: House (Res)

Land Size: 638 sqm approx