

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

19 Hastings Street, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$1,700,000

Median sale price

Median price

\$1,817,500

Property Type

House

Suburb

Mckinnon

Period - From

01/01/2024

to

31/03/2024

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	244a Grange Rd CARNEGIE 3163	\$1,600,000	25/10/2023
2	207 Jasper Rd BENTLEIGH 3204	\$1,530,000	01/02/2024
3	698 North Rd ORMOND 3204	\$1,520,000	09/03/2024

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:

25/04/2024 09:50



5
 3
 2

Property Type: house
Land Size: 571 sqm approx
Agent Comments

Indicative Selling Price

\$1,700,000

Median House Price

March quarter 2024: \$1,817,500

Comparable Properties



244a Grange Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,600,000
Method: Auction Sale
Date: 25/10/2023
Property Type: House (Res)
Land Size: 780 sqm approx



207 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

3
 1
 4

Price: \$1,530,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 603 sqm approx



698 North Rd ORMOND 3204 (REI)

Agent Comments

3
 2
 2

Price: \$1,520,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 442 sqm approx