## 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	239a Tucker Road, Mckinnon Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,700,000	&	\$1,780,000
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### Median sale price

Median price	\$1,850,000	Pro	perty Type	House		Suburb	Mckinnon
Period - From	01/10/2020	to	31/12/2020		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

Add	dress of comparable property	Price	Date of sale
1	34b Windsor Av MCKINNON 3204	\$1,915,000	17/12/2020
2	341A Mckinnon Rd BENTLEIGH EAST 3165	\$1,712,000	19/01/2021
3	53A Moonya Rd CARNEGIE 3163	\$1,680,000	05/12/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/02/2021 14:00







Rooms: 2

Property Type: T/house Land Size: 310 sqm approx **Indicative Selling Price** \$1,700,000 - \$1,780,000 **Median House Price** 

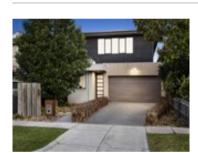
December guarter 2020: \$1,850,000

### **Agent Comments**

High calibre architect designed 4 bedroom + study 3.5 bathroom street front stunner. With layers of warm timbers adding luxury, this bespoke design showcases 2 sublime entertaining zones (ethanol fireplace), spectacular main bedroom suite, gorgeous downstairs guest suite, state of the art stone kitchen (top Bosch appliances) & a covered Spotted Gum deck (BBQ kitchen) in a designer landscape. Unrivalled, this high-end home provides R/C air cond, double glazing, home automation, full security & a wide auto garage (workshop). McKinnon Secondary College zone, footsteps to McKinnon PS, childcare, cafes and bus.

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## Comparable Properties



34b Windsor Av MCKINNON 3204 (REI/VG)

**2** 



Price: \$1.915.000

Method: Sold Before Auction

Date: 17/12/2020

Property Type: House (Res) Land Size: 358 sqm approx **Agent Comments** 



341A Mckinnon Rd BENTLEIGH EAST 3165

(REI)





Agent Comments

**Agent Comments** 

Price: \$1,712,000 Method: Private Sale Date: 19/01/2021

Property Type: Townhouse (Single)

Land Size: 394 sqm approx

53A Moonya Rd CARNEGIE 3163 (REI)







Price: \$1,680,000 Method: Auction Sale Date: 05/12/2020

Rooms: 7

Property Type: Townhouse (Res) Land Size: 418 sqm approx

**Account** - Jellis Craig | P: 03 9194 1200



