

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

4 Malacca Street, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$2,150,000

Median sale price

Median price

\$2,050,000

Property Type

House

Suburb

Mckinnon

Period - From

01/04/2021

to

30/06/2021

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		
2		
3		

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:

31/08/2021 20:21

4 Malacca Street, Mckinnon Vic 3204

**Jellis
Craig**

Anthony Fordham
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Indicative Selling Price

\$2,150,000

Median House Price

June quarter 2021: \$2,050,000



 3  1  2

Property Type: House (Res)

Land Size: 676 sqm approx

Agent Comments

Immaculate 3 bedroom Art Deco classic on a sizeable 676 sqm approx. ready to renovate, rebuild or redevelop (STCA) in the GRZ1 zone, featuring up to 3 living rooms, modern kitchen/meals and a deep rear garden. First time offered in 26 years, there's a lovely blend of original character and modern comforts including security doors, ducted heating, evaporative cooling, instant hot water, a shed, carport, garage & workshop/office. McKinnon Secondary College zone, walk to Village cafes, train, Joyce Park & McKinnon PS.

Comparable Properties

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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