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	40b Windsor Avenue, Mckinnon Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,780,000	Pro	perty Type	House		Suburb	Mckinnon
Period - From	01/01/2021	to	31/03/2021	:	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

Add	dress of comparable property	Price	Date of sale
1	25a Campbell St BENTLEIGH 3204	\$1,310,000	22/06/2021
2	10 Carlyon St ORMOND 3204	\$1,259,000	09/06/2021
3	2b Evelyn St BENTLEIGH 3204	\$1,230,000	22/05/2021

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:	29/06/2021 16:08





Gavin van Rooven 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

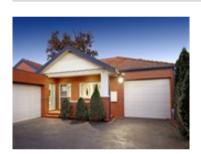
> **Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** March quarter 2021: \$1,780,000



Property Type: Townhouse

Agent Comments

Comparable Properties



25a Campbell St BENTLEIGH 3204 (REI)

-- 2



Price: \$1,310,000

Method: Sold Before Auction

Date: 22/06/2021

Property Type: Townhouse (Single) Land Size: 222 sqm approx

Agent Comments



10 Carlyon St ORMOND 3204 (REI)





Price: \$1,259,000 Method: Private Sale Date: 09/06/2021 Property Type: House Agent Comments



2b Evelyn St BENTLEIGH 3204 (REI)





Price: \$1,230,000 Method: Auction Sale Date: 22/05/2021

Property Type: Townhouse (Res)

Agent Comments

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



