

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

63 Bent Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,540,000

House

X

Unit

Suburb

Mckinnon

Period - From 01/04/2018

to

31/03/2019

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 Malcolm St MCKINNON 3204	\$1,390,000	26/04/2019
2	6 Creswick Gr MCKINNON 3204	\$1,380,000	26/04/2019
3	21 Burgess St BENTLEIGH 3204	\$1,120,000	11/05/2019

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.



4
 2
 3

Rooms:**Property Type:** House (Res)**Land Size:** 533 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2019: \$1,540,000

Comparable Properties

**2 Malcolm St MCKINNON 3204 (REI)**

Agent Comments

3
 1
 4

Price: \$1,390,000**Method:** Private Sale**Date:** 26/04/2019**Rooms:** -**Property Type:** House**6 Creswick Gr MCKINNON 3204 (REI)**

Agent Comments

3
 1
 4

Price: \$1,380,000**Method:** Private Sale**Date:** 26/04/2019**Rooms:** -**Property Type:** House**21 Burgess St BENTLEIGH 3204 (REI)**

Agent Comments

3
 1
 2

Price: \$1,120,000**Method:** Auction Sale**Date:** 11/05/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 305 sqm approx