

# 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

8b Blackshaw Street, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,750,000

&

\$1,850,000

### Median sale price

Median price \$825,750

Property Type Unit

Suburb Mckinnon

Period - From 01/07/2023

to

30/06/2024

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 | 1a Roselyn Cr BENTLEIGH EAST 3165 | \$1,827,000 | 14/09/2024   |
| 2 | 24b Osborne Av MCKINNON 3204      | \$1,850,000 | 28/08/2024   |
| 3 | 33b Wright St BENTLEIGH 3204      | \$1,980,000 | 17/08/2024   |

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:

17/09/2024 14:11

8b Blackshaw Street, Mckinnon Vic 3204

**Jellis  
Craig**

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.com.au

**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median Unit Price**

Year ending June 2024: \$825,750



 4  2  2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1a Roselyn Cr BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  3  3

**Price:** \$1,827,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Land Size:** 430 sqm approx



**24b Osborne Av MCKINNON 3204 (REI)**

Agent Comments

 4  3  1

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 28/08/2024

**Property Type:** Unit



**33b Wright St BENTLEIGH 3204 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,980,000

**Method:** Auction Sale

**Date:** 17/08/2024

**Property Type:** Townhouse (Res)

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



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