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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2017: \$1,680,500



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Rooms:**Property Type:** Townhouse**Land Size:** 304 sqm**Agent Comments**

One car can be parked within the garage and the other on the driveway

In a premier tree lined street, this contemporary 3 bed + study 2 bath Californian Bungalow style residence is quality built with parquet floors & stone benchtops, featuring a front study, open sitting room, galley style stone kitchen (Blanco appliances) & casual living & dining, covered deck (café blinds) in a delightful garden; auto gate & auto garage. McKinnon Sec College zone

Comparable Properties

**1/68 Lillimur Rd ORMOND 3204 (REI)****Agent Comments**

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Price: \$1,295,000**Method:** Sold Before Auction**Date:** 16/03/2017**Rooms:** 6**Property Type:** Townhouse (Res)**3b Florence St ORMOND 3204 (REI)****Agent Comments**

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Price: \$1,210,000**Method:** Private Sale**Date:** 01/04/2017**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 279 sqm**2a London St BENTLEIGH 3204 (REI)****Agent Comments**

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Price: \$1,210,000**Method:** Private Sale**Date:** 10/03/2017**Rooms:** 5**Property Type:** Townhouse (Single)

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

20a Anne Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,680,500

House

X

Suburb

Mckinnon

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/68 Lillimur Rd ORMOND 3204	\$1,295,000	16/03/2017
3b Florence St ORMOND 3204	\$1,210,000	01/04/2017
2a London St BENTLEIGH 3204	\$1,210,000	10/03/2017