

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

1a Shanahan Crescent, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,267,000

Property Type House

Suburb Mckinnon

Period - From 01/01/2022

to 31/03/2022

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	275a Koornang Rd CARNEGIE 3163	\$1,788,000	19/12/2021
2	284a Jasper Rd MCKINNON 3204	\$1,700,000	23/01/2022
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:

24/05/2022 10:12

1a Shanahan Crescent, Mckinnon Vic 3204

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

March quarter 2022: \$2,267,000



4 3 2

Property Type: Townhouse

Land Size: 299 approx sqm
approx

[Agent Comments](#)

Comparable Properties



275a Koornang Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

4 3 3

Price: \$1,788,000

Method: Auction Sale

Date: 19/12/2021

Property Type: House (Res)

Land Size: 431 sqm approx



284a Jasper Rd MCKINNON 3204 (REI/VG)

[Agent Comments](#)

4 3 1

Price: \$1,700,000

Method: Private Sale

Date: 23/01/2022

Property Type: Townhouse (Single)

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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