

# 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

11b Crozier Court, Mckinnon Vic 3204

### Indicative selling price

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

Single price

\$1,750,000

### Median sale price

Median price

\$1,335,000

Property Type

Townhouse

Suburb

Mckinnon

Period - From

17/04/2022

to

16/04/2023

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	2/79 Brewer Rd BENTLEIGH 3204	\$1,800,000	09/11/2022
2	1/49 Centre Rd BRIGHTON EAST 3187	\$1,760,000	25/02/2023
3	1/893 Hampton St BRIGHTON 3186	\$1,730,000	04/03/2023

**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:

17/04/2023 10:16

11b Crozier Court, Mckinnon Vic 3204

**Jellis  
Craig**

Trent Collie

9593 4500

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trentcollie@jellisrcraig.com.au

**Indicative Selling Price**

\$1,750,000

**Median Townhouse Price**

17/04/2022 - 16/04/2023: \$1,335,000



 4  2  2

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**2/79 Brewer Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,800,000

**Method:** Sold Before Auction

**Date:** 09/11/2022

**Property Type:** Townhouse (Res)

**Land Size:** 257 sqm approx



**1/49 Centre Rd BRIGHTON EAST 3187 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,760,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** Townhouse (Res)



**1/893 Hampton St BRIGHTON 3186 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,730,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** Townhouse (Res)

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



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