

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

4 Carlton Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,780,000

Property Type House

Suburb Mckinnon

Period - From 01/01/2021

to

31/03/2021

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	19 Draper St MCKINNON 3204	\$1,800,000	08/02/2021
2	13 Wheeler St ORMOND 3204	\$1,790,000	08/05/2021
3	21 Malane St ORMOND 3204	\$1,750,000	18/02/2021

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:

19/05/2021 17:21

4 Carlton Street, Mckinnon Vic 3204

**Jellis
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2021: \$1,780,000



4 2 2

Property Type: House

Agent Comments

Comparable Properties



19 Draper St MCKINNON 3204 (VG)

Agent Comments

3 - -

Price: \$1,800,000

Method: Sale

Date: 08/02/2021

Property Type: House (Res)

Land Size: 585 sqm approx



13 Wheeler St ORMOND 3204 (REI)

Agent Comments

2 1 2

Price: \$1,790,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 706 sqm approx



21 Malane St ORMOND 3204 (REI/VG)

Agent Comments

5 2 4

Price: \$1,750,000

Method: Private Sale

Date: 18/02/2021

Rooms: 6

Property Type: House

Land Size: 660 sqm approx

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