

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

1 Jean Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,300,000

&

\$2,400,000

Median sale price

Median price \$2,000,000

Property Type House

Suburb Mckinnon

Period - From 01/01/2022

to 31/12/2022

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	4 Logan Av ORMOND 3204	\$2,450,000	10/12/2022
2	35 Gilbert Gr BENTLEIGH 3204	\$2,320,000	03/12/2022
3	4 Campbell St BENTLEIGH 3204	\$2,300,000	18/12/2022

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:

07/03/2023 10:26

1 Jean Street, Mckinnon Vic 3204

**Jellis
Craig**

Gavin van Rooyen

9593 4500

0429 129 229

gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$2,300,000 - \$2,400,000

Median House Price

Year ending December 2022: \$2,000,000



 4  3  2

Property Type: House

Land Size: 579 sqm approx

Agent Comments

Comparable Properties



4 Logan Av ORMOND 3204 (REI/VG)

Agent Comments

 5  4  4

Price: \$2,450,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 648 sqm approx



35 Gilbert Gr BENTLEIGH 3204 (REI/VG)

Agent Comments

 5  3  3

Price: \$2,320,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 663 sqm approx



4 Campbell St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  4

Price: \$2,300,000

Method: Sold Before Auction

Date: 18/12/2022

Property Type: House (Res)

Land Size: 697 sqm approx

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



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