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	

Indicative selling price

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

Range between	\$650,000	&	\$680,000

Median sale price

Median price	\$957,000	Pro	perty Type	Unit		Suburb	Mckinnon
Period - From	01/10/2019	to	31/12/2019		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

Add	dress of comparable property	Price	Date of sale
1	17b Gray St BENTLEIGH EAST 3165	\$740,000	14/09/2019
2	99 Nicholson St MCKINNON 3204	\$665,000	09/01/2020
3	2/126 Centre Rd BRIGHTON EAST 3187	\$655,000	14/10/2019

OR

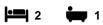
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/02/2020 14:52











Property Type: T/house Land Size: 239 sqm approx Indicative Selling Price \$650,000 - \$680,000 Median Unit Price December quarter 2019: \$957,000

Agent Comments

Savvy 2 bedrm + study t/house in the Village. Perfect for investors, city professionals, those wanting to get into the McKinnon Secondary College zone or coffee lovers, this sun splashed abode enjoys 2 double bedrooms (BIRs), neutral semi ensuite (Euro laundry), a study nook, open plan living and dining with casual kitchen (Italian appliances) and a mod-grass terrace. Private and secure, this great pad has heating, intercom, tinted windows & an auto garage. Seconds to great cafes, train and the Chadstone bus.

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Comparable Properties



17b Gray St BENTLEIGH EAST 3165 (REI/VG)

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Price: \$740,000 **Method:** Private Sale **Date:** 14/09/2019

Property Type: Townhouse (Single) **Land Size:** 105 sgm approx



99 Nicholson St MCKINNON 3204 (REI/VG)

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Price: \$665,000 Method: Private Sale Date: 09/01/2020 Rooms: 5

Property Type: Townhouse (Single) **Land Size:** 324 sqm approx



2/126 Centre Rd BRIGHTON EAST 3187 (VG)

|----| 2 📥 - (A)

Price: \$655,000 Method: Sale Date: 14/10/2019

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9194 1200



