

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	12 Harold Street, Mckinnon Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

\$1,700,000

#### Median sale price

Median price	\$1,740,444	Hou	ıse X	Unit		Suburb	Mckinnon
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

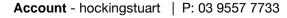
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	8 Mclean Av BENTLEIGH 3204	\$1,650,000	16/05/2018
2	22 Glen Orme Av MCKINNON 3204	\$1,650,000	05/05/2018
3	1 Ruby St ORMOND 3204	\$1,598,000	23/06/2018

#### 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.







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## hockingstuart





Rooms: 7

Property Type: House (Res) Land Size: 571 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,600,000 - \$1,700,000 **Median House Price** Year ending June 2018: \$1,740,444

### Comparable Properties



8 Mclean Av BENTLEIGH 3204 (REI/VG)





Price: \$1,650,000 Method: Private Sale Date: 16/05/2018

Rooms: -

Property Type: House Land Size: 557 sqm approx

22 Glen Orme Av MCKINNON 3204 (REI/VG)

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Price: \$1,650,000 Method: Auction Sale Date: 05/05/2018

Rooms: 6

Property Type: House (Res) Land Size: 613 sqm approx

1 Ruby St ORMOND 3204 (REI/VG)









Price: \$1,598,000 Method: Auction Sale Date: 23/06/2018

Rooms: -

Property Type: House (Res) Land Size: 534 sqm approx

Agent Comments

**Agent Comments** 



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Agent Comments

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