

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

12 Harold Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,740,444

House

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.

	Address 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.



4
 2
 2

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)

Agent Comments

4
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 4

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)

Agent Comments

3
 2
 4

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)

Agent Comments

4
 2
 1

Price: \$1,598,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 534 sqm approx