

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 9 Exhibition Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,550,000 & \$1,600,000

Median sale price

Median price \$2,267,000 Property Type House Suburb Mckinnon

Period - From 01/01/2022 to 31/03/2022 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	18a Park Cr BENTLEIGH 3204	\$1,550,000	25/01/2022
2			
3			

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: 21/06/2022 13:49



Property Type: House

Agent Comments

Comparable Properties



18a Park Cr BENTLEIGH 3204 (VG)

Agent Comments



Price: \$1,550,000

Method: Sale

Date: 25/01/2022

Property Type: House (Res)

Land Size: 293 sqm approx

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.