

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

4 Foster Street, Mckinnon Vic 3204

Indicative selling price

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

Range between

\$760,000

&

\$830,000

Median sale price

Median price

\$850,500

Property Type

Unit

Suburb

Mckinnon

Period - From

20/11/2018

to

19/11/2019

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	Price	Date of sale
1	2/46 Daley St BENTLEIGH 3204	\$884,000	19/10/2019
2	8/11 St Georges Av BENTLEIGH EAST 3165	\$890,000	17/09/2019
3	17b Gray St BENTLEIGH EAST 3165	\$740,000	14/09/2019

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:

20/11/2019 11:09



 3  2 

Property Type: Townhouse
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price

\$760,000 - \$830,000

Median Unit Price

20/11/2018 - 19/11/2019: \$850,500

Comparable Properties



2/46 Daley St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  1

Price: \$884,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 4

Property Type: Townhouse (Res)



8/11 St Georges Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 17/09/2019

Property Type: Townhouse (Single)



17b Gray St BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  2  1

Price: \$740,000

Method: Private Sale

Date: 14/09/2019

Property Type: Townhouse (Single)