

# 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

274 Jasper Road, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,239,000

### Median sale price

Median price

\$761,050

Property Type

Unit

Suburb

Mckinnon

Period - From

01/07/2019

to

30/06/2020

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	1/28 Woodville Av GLEN HUNTLY 3163	\$1,295,000	24/03/2020
2	2a Holloway St ORMOND 3204	\$1,267,000	29/02/2020
3	2/21 Turner Av GLEN HUNTLY 3163	\$1,221,000	23/03/2020

**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:

17/07/2020 15:15

274 Jasper Road, Mckinnon Vic 3204

**Jellis  
Craig**

Gavin van Rooyen

9593 4500

0429 129 229

[gavinvanrooyen@jellisrcraig.com.au](mailto:gavinvanrooyen@jellisrcraig.com.au)

**Indicative Selling Price**

\$1,239,000

**Median Unit Price**

Year ending June 2020: \$761,050



3 1 2

**Property Type:** House (Res)

**Land Size:** 367 sqm approx

Agent Comments

## Comparable Properties

**1/28 Woodville Av GLEN HUNTLY 3163  
(REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,295,000

**Method:** Sold Before Auction

**Date:** 24/03/2020

**Rooms:** 5

**Property Type:** Villa



**2a Holloway St ORMOND 3204 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,267,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Unit

**Land Size:** 289 sqm approx



**2/21 Turner Av GLEN HUNTLY 3163 (REI)**

Agent Comments

3 2 2

**Price:** \$1,221,000

**Method:** Auction Sale

**Date:** 23/03/2020

**Rooms:** 5

**Property Type:** Villa

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.