

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

36 Chalmers Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$878,000

Property Type Unit

Suburb Mckinnon

Period - From 01/07/2024

to

30/09/2024

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 Ellindale Av MCKINNON 3204	\$1,905,000	26/10/2024
2	12 Claire St MCKINNON 3204	\$1,970,000	27/07/2024
3	2 Leary Av BENTLEIGH EAST 3165	\$1,930,000	22/06/2024

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:

06/11/2024 10:06



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median Unit Price
September quarter 2024: \$878,000

Comparable Properties



1 Ellindale Av MCKINNON 3204 (REI)

Agent Comments

4 2 2

Price: \$1,905,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 694 sqm approx



12 Claire St MCKINNON 3204 (REI)

Agent Comments

4 3 -

Price: \$1,970,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)



2 Leary Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 4

Price: \$1,930,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 358 sqm approx