Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property 2 1	y offered	for sal	е
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Address Including suburb and postcode	
	<u>L</u>

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$927,000	Pro	perty Type U	Init		Suburb	Mckinnon
Period - From	01/10/2023	to	31/12/2023	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		2410 0. 0410
1	2/558 Centre Rd BENTLEIGH 3204	\$1,110,000	18/11/2023
2	3/7 Station Av MCKINNON 3204	\$1,100,000	07/10/2023
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:	02/04/2024 17:21



Date of sale



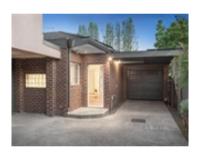
Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

> Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price December quarter 2023: \$927,000



Property Type: Unit Agent Comments

Comparable Properties



2/558 Centre Rd BENTLEIGH 3204 (REI/VG)

Price: \$1,110,000 **Method:** Auction Sale **Date:** 18/11/2023

Property Type: Townhouse (Res)

Agent Comments



3/7 Station Av MCKINNON 3204 (REI/VG)

13 **1−**2 1**€**

Price: \$1,100,000 **Method:** Auction Sale **Date:** 07/10/2023

Property Type: Townhouse (Res)

Agent Comments

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.

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



