

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

11a Harold Street, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$1,550,000

Median sale price

Median price

\$2,050,000

Property Type

House

Suburb

Mckinnon

Period - From

01/10/2021

to

31/12/2021

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	50b Brewer Rd BENTLEIGH 3204	\$1,585,000	04/12/2021
2	216b Booran Rd ORMOND 3204	\$1,570,000	30/11/2021
3	1/12 Dunlop Av ORMOND 3204	\$1,530,000	19/03/2022

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:

14/04/2022 13:52

11a Harold Street, Mckinnon Vic 3204

Jellis Craig

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,550,000

Median House Price

December quarter 2021: \$2,050,000



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



50b Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,585,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Townhouse (Res)

Land Size: 300 sqm approx



216b Booran Rd ORMOND 3204 (REI/VG)

Agent Comments

4 3 2

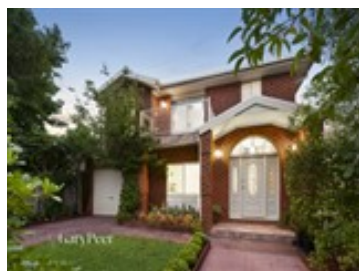
Price: \$1,570,000

Method: Private Sale

Date: 30/11/2021

Property Type: Townhouse (Single)

Land Size: 328 sqm approx



1/12 Dunlop Av ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,530,000

Method: Auction Sale

Date: 19/03/2022

Property Type: Townhouse (Res)

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



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