

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

3/7 Station Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$831,000

Property Type Unit

Suburb Mckinnon

Period - From 01/04/2023

to 30/06/2023

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	1/58 Glen Orme Av ORMOND 3204	\$1,095,000	20/05/2023
2	2/39 Wheeler St ORMOND 3204	\$1,040,000	18/03/2023
3	3/9 Pascoe Av BENTLEIGH 3204	\$925,000	02/09/2023

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:

05/09/2023 15:47

3/7 Station Avenue, Mckinnon Vic 3204

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

June quarter 2023: \$831,000



3 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



1/58 Glen Orme Av ORMOND 3204 (REI)

Agent Comments

3 2 2

Price: \$1,095,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



2/39 Wheeler St ORMOND 3204 (REI/VG)

Agent Comments

2 2 2

Price: \$1,040,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Unit



3/9 Pascoe Av BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$925,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit

Land Size: 209 sqm approx

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



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