

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

17 Hall Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,100,000

&

\$2,200,000

Median sale price

Median price \$1,951,000

Property Type House

Suburb Mckinnon

Period - From 06/09/2023

to 05/09/2024

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	44 Anthony St ORMOND 3204	\$1,968,500	16/03/2024
2			
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:

06/09/2024 12:46

17 Hall Street, Mckinnon Vic 3204

**Jellis
Craig**

Trent Collie
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Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

06/09/2023 - 05/09/2024: \$1,951,000



 4  2  3

Property Type: House

Agent Comments

Comparable Properties



44 Anthony St ORMOND 3204 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,968,500

Method: Sold Before Auction

Date: 16/03/2024

Property Type: House (Res)

Land Size: 659 sqm approx

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



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