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 | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|----------|
| Range betweer | \$2,100,000 | | & | | \$2,200,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,951,000 | Pro | operty Type | Hou | ise | | Suburb | Mckinnon |
| Period - From | 06/09/2023 | to | 05/09/2024 | | So | urce | 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.

| Add | dress 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:

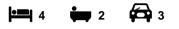
06/09/2024 12:46





Trent Collie





Property Type: House Agent Comments

9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$2,100,000 - \$2,200,000 Median House Price 06/09/2023 - 05/09/2024: \$1,951,000

Comparable Properties



44 Anthony St ORMOND 3204 (REI/VG)



Price: \$1,968,500 Method: Sold Before Auction Date: 16/03/2024 Property Type: House (Res) Land Size: 659 sqm approx 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



Propertydata

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