

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

25 Field Street, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$1,765,000

Median sale price

Median price

\$1,673,000

Property Type

House

Suburb

Mckinnon

Period - From

01/01/2020

to

31/03/2020

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	33 Thompson St ORMOND 3204	\$1,755,000	21/03/2020
2	32 Jean St MCKINNON 3204	\$1,750,000	10/01/2020
3	5 Clee St MCKINNON 3204	\$1,740,000	23/12/2019

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:

16/05/2020 11:47



4 2 2

Property Type: House

Land Size: 601 sqm approx

Agent Comments

Comparable Properties



33 Thompson St ORMOND 3204 (REI)

Agent Comments

4 2 4

Price: \$1,755,000

Method: Sold Before Auction

Date: 21/03/2020

Property Type: House (Res)

Land Size: 638 sqm approx



32 Jean St MCKINNON 3204 (REI)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Private Sale

Date: 10/01/2020

Property Type: House



5 Clee St MCKINNON 3204 (VG)

Agent Comments

3 - -

Price: \$1,740,000

Method: Sale

Date: 23/12/2019

Property Type: House (Res)

Land Size: 576 sqm approx