

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

1/8 Capitol Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$860,000 & \$900,000

Median sale price

Median price \$837,000 Property Type Unit Suburb Mckinnon

Period - From 01/04/2023 to 31/03/2024 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	2/30 Daley St BENTLEIGH 3204	\$947,000	30/01/2024
2	6/14 Whitmuir Rd BENTLEIGH 3204	\$880,000	12/01/2024
3	2/246 Grange Rd CARNEGIE 3163	\$880,000	26/03/2024

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:

01/05/2024 11:07



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$860,000 - \$900,000

Median Unit Price

Year ending March 2024: \$837,000

Comparable Properties



2/30 Daley St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$947,000

Method: Sold Before Auction

Date: 30/01/2024

Property Type: Unit

Land Size: 200 sqm approx



6/14 Whitmuir Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$880,000

Method: Private Sale

Date: 12/01/2024

Property Type: Unit



2/246 Grange Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 2

Price: \$880,000

Method: Auction Sale

Date: 26/03/2024

Property Type: Unit

Land Size: 256 sqm approx

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