

# 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

18b Draper Street, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,900,000

### Median sale price

Median price \$1,137,750

Property Type Townhouse

Suburb Mckinnon

Period - From 07/05/2023

to 06/05/2024

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	18b Feodore St CAULFIELD SOUTH 3162	\$1,912,500	27/03/2024
2	5a York St BENTLEIGH EAST 3165	\$1,820,000	16/03/2024
3	88a Tambet St BENTLEIGH EAST 3165	\$1,800,000	04/12/2023

**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:

07/05/2024 16:39



4   4   2

**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,900,000  
**Median Townhouse Price**  
07/05/2023 - 06/05/2024: \$1,137,750

## Comparable Properties



**18b Feodore St CAULFIELD SOUTH 3162 (REI)** Agent Comments

4   2   2

**Price:** \$1,912,500  
**Method:** Auction Sale  
**Date:** 27/03/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 292 sqm approx



**5a York St BENTLEIGH EAST 3165 (REI)** Agent Comments

4   4   2

**Price:** \$1,820,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Townhouse (Res)



**88a Tambet St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

4   4   2

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 04/12/2023  
**Property Type:** Townhouse (Single)

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