

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

19 Harold Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,880,000

Property Type House

Suburb Mckinnon

Period - From 01/07/2023

to 30/09/2023

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	10 Lysbeth St MCKINNON 3204	\$1,850,000	23/09/2023
2	46 Murray Rd MCKINNON 3204	\$1,760,000	26/08/2023
3	6 Anne St MCKINNON 3204	\$1,750,000	07/10/2023

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:

06/11/2023 10:56



Property Type: House

Agent Comments

Comparable Properties



10 Lysbeth St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,850,000

Method: Sold Before Auction

Date: 23/09/2023

Property Type: House (Res)



46 Murray Rd MCKINNON 3204 (REI)

Agent Comments



Price: \$1,760,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 595 sqm approx



6 Anne St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)