

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 2/224 Jasper Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$987,500 Property Type Unit Suburb Mckinnon

Period - From 01/07/2022 to 30/06/2023 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	3/27 Gladwyn Av BENTLEIGH EAST 3165	\$688,000	10/06/2023
2	2/301 Jasper Rd ORMOND 3204	\$624,000	25/03/2023
3	2/11 Claire St MCKINNON 3204	\$610,500	31/08/2023

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: 18/09/2023 18:07



Property Type: Unit

Agent Comments

Comparable Properties



3/27 Gladwyn Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$688,000

Method: Private Sale

Date: 10/06/2023

Property Type: Unit



2/301 Jasper Rd ORMOND 3204 (REI)

Agent Comments



Price: \$624,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Unit



2/11 Claire St MCKINNON 3204 (REI)

Agent Comments



Price: \$610,500

Method: Private Sale

Date: 31/08/2023

Property Type: Apartment