#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Ackinnon Vic 3204

#### Indicative selling price

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

Range between	\$2,200,000	&	\$2,300,000

#### Median sale price

Median price	\$2,160,000	Pro	perty Type	House		Suburb	Mckinnon
Period - From	01/10/2023	to	31/12/2023		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	17 Anne St MCKINNON 3204	\$2,420,000	07/12/2023
2	4 Creswick Gr MCKINNON 3204	\$2,410,000	02/12/2023
3	11 Draper St MCKINNON 3204	\$2,320,000	18/11/2023

#### 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:	31/01/2024 15:28













Property Type: House (Previously

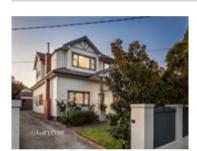
Occupied - Detached) **Land Size:** 620 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,200,000 - \$2,300,000 Median House Price

December quarter 2023: \$2,160,000

### Comparable Properties



17 Anne St MCKINNON 3204 (REI)





**a** 3

Price: \$2,420,000

Method: Sold Before Auction

Date: 07/12/2023

**Property Type:** House (Res) **Land Size:** 611 sqm approx

**Agent Comments** 



4 Creswick Gr MCKINNON 3204 (REI)

**-**5







**Agent Comments** 

**Price:** \$2,410,000 **Method:** Auction Sale **Date:** 02/12/2023

Property Type: House (Res)



11 Draper St MCKINNON 3204 (REI/VG)

**-**







**Price:** \$2,320,000 **Method:** Auction Sale **Date:** 18/11/2023

**Property Type:** House (Res) **Land Size:** 585 sqm approx

**Agent Comments** 

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