

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

30a Lewis Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$794,000 Property Type Unit Suburb Mckinnon

Period - From 01/01/2024 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	18a Wallace Av MURRUMBEENA 3163	\$1,890,000	27/04/2024
2	11b Strathearn Av MURRUMBEENA 3163	\$1,975,000	13/04/2024
3	33a Wright St BENTLEIGH 3204	\$1,875,000	06/04/2024

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:

07/05/2024 11:06

30a Lewis Street, Mckinnon Vic 3204

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,800,000 - \$1,900,000

Median Unit Price

March quarter 2024: \$794,000



 4  4  2

Property Type: Townhouse

Agent Comments

Comparable Properties

18a Wallace Av MURRUMBEENA 3163 (REI)

Agent Comments

 4  3  2

Price: \$1,890,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)



11b Strathearn Av MURRUMBEENA 3163 (REI)

Agent Comments

 4  3  3

Price: \$1,975,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Townhouse (Res)



33a Wright St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,875,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Townhouse (Res)

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



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