

# 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

31 Amelia 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 \$2,450,000 & \$2,695,000

### 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	20 Burrindi Rd CAULFIELD SOUTH 3162	\$2,600,000	27/08/2023
2	90 Wheatley Rd MCKINNON 3204	\$2,535,000	22/05/2023
3	17 The Highway BENTLEIGH 3204	\$2,480,000	08/07/2023

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:

15/11/2023 15:52



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,450,000 - \$2,695,000

**Median House Price**

September quarter 2023: \$1,880,000

## Comparable Properties



**20 Burrindi Rd CAULFIELD SOUTH 3162 (REI)** Agent Comments



**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 27/08/2023

**Property Type:** House (Res)

**Land Size:** 676 sqm approx



**90 Wheatley Rd MCKINNON 3204 (REI/VG)** Agent Comments



**Price:** \$2,535,000

**Method:** Private Sale

**Date:** 22/05/2023

**Property Type:** House (Res)

**Land Size:** 687 sqm approx



**17 The Highway BENTLEIGH 3204 (REI/VG)** Agent Comments



**Price:** \$2,480,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** House (Res)

**Land Size:** 542 sqm approx

Account - Jellis Craig | P: 03 9194 1200