

# 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

6 Hastings 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 \$2,600,000 & \$2,800,000

### Median sale price

Median price \$2,160,000 Property 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	49 Lees St MCKINNON 3204	\$2,850,000	02/12/2023
2	34 Stewart St ORMOND 3204	\$2,750,000	07/10/2023
3			

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:

27/02/2024 11:22



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**Rooms:** 8  
**Property Type:** House (Res)

**Indicative Selling Price**  
\$2,600,000 - \$2,800,000  
**Median House Price**  
December quarter 2023: \$2,160,000

## Comparable Properties



**49 Lees St MCKINNON 3204 (REI)**

Agent Comments

5   3   2

**Price:** \$2,850,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)



**34 Stewart St ORMOND 3204 (REI/VG)**

Agent Comments

5   2   4

**Price:** \$2,750,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx

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.

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