

# 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 89 Nicholson 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 \$950,000 & \$1,000,000

### Median sale price

Median price \$1,817,500 Property Type House 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	674 North Rd ORMOND 3204	\$1,100,000	20/03/2024
2	1/348 Mckinnon Rd BENTLEIGH EAST 3165	\$1,055,000	09/03/2024
3	2/10 St James Av BENTLEIGH 3204	\$832,000	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: 29/04/2024 15:25



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,000,000  
**Median House Price**  
March quarter 2024: \$1,817,500

## Comparable Properties



**674 North Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 20/03/2024  
**Property Type:** House (Res)  
**Land Size:** 395 sqm approx



**1/348 Mckinnon Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments



**Price:** \$1,055,000  
**Method:** Private Sale  
**Date:** 09/03/2024  
**Property Type:** House  
**Land Size:** 315 sqm approx



**2/10 St James Av BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$832,000  
**Method:** Auction Sale  
**Date:** 06/04/2024  
**Property Type:** House (Res)

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