

### 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

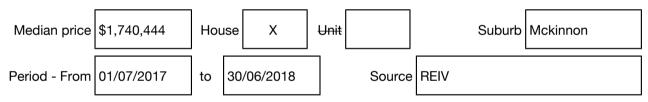
64 Murray Road, Mckinnon Vic 3204

#### Indicative selling price

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

Single price \$1,625,000

#### Median sale price



#### 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	8 Mclean Av BENTLEIGH 3204	\$1,650,000	16/05/2018
2	11 Renown St BENTLEIGH 3204	\$1,648,000	06/04/2018
3	63 Robert St BENTLEIGH 3204	\$1,625,000	19/05/2018

#### 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.

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

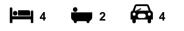
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 781 sqm approx Agent Comments Andrew Panagopoulos 9593 4500 0412054970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,625,000 Median House Price Year ending June 2018: \$1,740,444

## **Comparable Properties**

	8 Mclean Av BENTLEIGH 3204 (REI/VG) 4 2 4 Price: \$1,650,000 Method: Private Sale Date: 16/05/2018 Rooms: - Property Type: House Land Size: 557 sqm approx	Agent Comments
buston	11 Renown St BENTLEIGH 3204 (REI/VG) 4 2 1 Price: \$1,648,000 Method: Private Sale Date: 06/04/2018 Rooms: - Property Type: House (Res)	Agent Comments
	63 Robert St BENTLEIGH 3204 (REI/VG) 4 2 1 Price: \$1,625,000 Method: Auction Sale Date: 19/05/2018 Rooms: 6 Property Type: House (Res) Land Size: 595 sqm approx	Agent Comments

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