

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

18 Carlton Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,100,000 & \$1,180,000

Median sale price

Median price \$1,850,000 Property Type House Suburb Mckinnon

Period - From 01/10/2020 to 31/12/2020 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	1 Queen St ORMOND 3204	\$1,155,000	27/10/2020
2	21 Phillip St BENTLEIGH 3204	\$1,110,000	19/12/2020
3	322 Bambra Rd CAULFIELD SOUTH 3162	\$1,100,000	22/11/2020

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:

22/02/2021 10:58

18 Carlton Street, Mckinnon Vic 3204

Michael Scudds

8418-6455

0418 380 314

michael@sellinghomesmelbourne.com.au



Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,180,000

Median House Price

December quarter 2020: \$1,850,000

Comparable Properties



1 Queen St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$1,155,000

Method: Private Sale

Date: 27/10/2020

Property Type: House

Land Size: 445 sqm approx



21 Phillip St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,110,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 349 sqm approx



322 Bambra Rd CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 22/11/2020

Rooms: 4

Property Type: House - Semi-detached

Land Size: 310 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



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.