

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 ge Including suburb and postcode

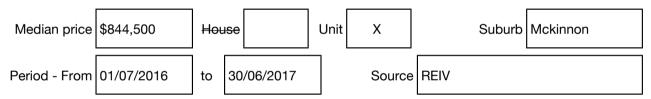
99 Nicholson Street, Mckinnon Vic 3204

Indicative selling price

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

Single price \$750,000

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	1,3,4,10/32 Mavho St BENTLEIGH 3204	\$778,000	28/04/2017
2	1/22 Station Av MCKINNON 3204	\$750,000	25/03/2017
3	1/34a Glen Orme Av MCKINNON 3204	\$745,000	26/08/2017

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.

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.





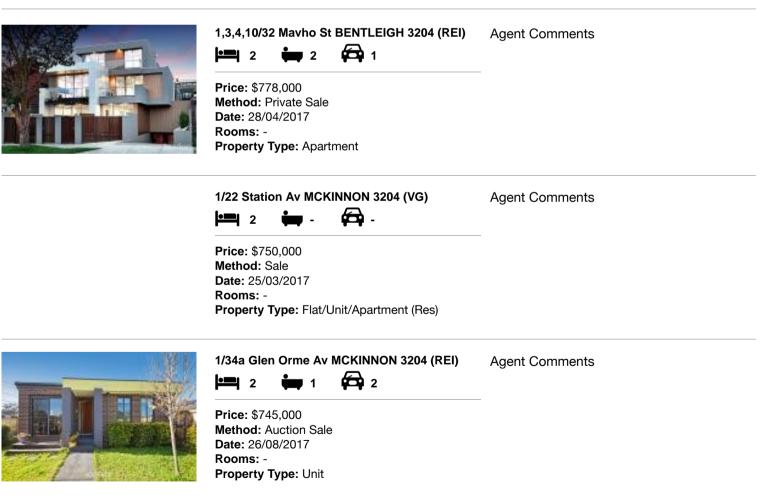


Rooms: Property Type: Unit Agent Comments Calvin Reid 9194 1200 0413 878 860 calvinreid@jelliscraig.com.au

Indicative Selling Price \$750,000 Median Unit Price Year ending June 2017: \$844,500

Dare to be different with this warehouse style 2 bedroom sensation in the heart of McKinnon Village. A new vision of townhouse living, this sophisticated retreat features a 1st floor open plan entertaining area with apartment style stone kitchen, 2 balconies, 2 chic bedrooms (BIRs), stylish bathroom, distant views & auto garaging for 2. With cafes at your door, McKinnon station & boutique shopping, walk to McKinnon Sec College.

Comparable Properties



Account - Jellis Craig | P: 03 9194 1200

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