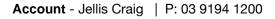


Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47						AF of the Estate Agents Act 1980			
Property offer	ed for sale									
Address Including suburb and postcode 270 Tucker Road, Mckinnon Vic 3204					204					
Indicative sell	ing price									
For the meaning	of this price se	e consum	er.vic.gov.	au/und	erquoting					
Single pric	e \$2,200,000									
Median sale p	rice									
Median price	\$1,700,000	House	Х	Unit			Suburb	Mckin	non	
Period - From	od - From 01/04/2017 to 30/06/2017 Source R						REIV			
Comparable p	roperty sales	(*Delete	A or B b	elow a	s applica	ble)				
months	re the three pro that the estate y for sale.									
Address of comparable property							Price	Da	ate of sale	
1										
2										
3										
OR The second			1 . 2							
B * The esta	ate agent or age	ent's repre	esentative i	reasona	ably believe	s tha	it fewer than t	nree co	omparable	

properties were sold within two kilometres of the property for sale in the last six months.







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Mark Staples 9194 1200 0411 527 174

Indicative Selling Price \$2,200,000 **Median House Price**

June quarter 2017: \$1,700,000

markstaples@jelliscraig.com.au



Rooms: Property Type: House (Res) Land Size: 697 sqm approx **Agent Comments**

This impressive 6 bedroom 3 bathroom family entertainer has 5 generous living areas (gas log fire), sleek stone kitchen, a huge covered deck & a circular drive with auto gates to a double auto garage. McKinnon Secondary College zone.

Comparable Properties



233 Booran Rd CAULFIELD SOUTH 3162 (REI/VG)

Price: \$2,351,000 Method: Auction Sale **Date:** 07/05/2017

Rooms: 8

Property Type: House (Res) Land Size: 676 sqm approx

Agent Comments

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 9194 1200





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