

## 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

19 Lindsay 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)

Single price \$2,150,000

#### Median sale price

Median price \$1,825,000

House

X

Unit

Suburb

Mckinnon

Period - From 01/07/2017

to 30/09/2017

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	9 Station Av MCKINNON 3204	\$2,360,000	01/07/2017
2	40 Station Av MCKINNON 3204	\$2,280,000	09/09/2017
3	27 Prince Edward Av MCKINNON 3204	\$2,260,000	06/07/2017

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.



**Rooms:**

**Property Type:** House (Res)

**Agent Comments**

On 960 sqm approx. with a north facing rear garden this 4 bedroom 2 bathroom cream brick classic is prime position in the McKinnon Sec College zone. Renovate or redevelop (STCA), walk to McKinnon Village, train & McKinnon Reserve.

## Comparable Properties

### 9 Station Av MCKINNON 3204 (VG)

**Agent Comments**



**Price:** \$2,360,000

**Method:** Sale

**Date:** 01/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 827 sqm approx

### 40 Station Av MCKINNON 3204 (REI)

**Agent Comments**



**Price:** \$2,280,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 752 sqm approx

### 27 Prince Edward Av MCKINNON 3204 (VG)

**Agent Comments**



**Price:** \$2,260,000

**Method:** Sale

**Date:** 06/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 725 sqm approx