

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

21 Mckitterick Street, Meeniyán Vic 3956

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$565,000

### Median sale price

Median price \$374,500

Property Type House

Suburb Meeniyán

Period - From 19/06/2019

to 18/06/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	1b Royston St MEENIYAN 3956	\$640,000	02/07/2019
2	9 Royston St MEENIYAN 3956	\$557,500	25/10/2019
3	9 Meikle St MEENIYAN 3956	\$549,000	29/01/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

19/06/2020 17:19



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**Property Type:** House (Res)  
**Land Size:** 1933 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$565,000  
**Median House Price**  
19/06/2019 - 18/06/2020: \$374,500

## Comparable Properties

**1b Royston St MEENIYAN 3956 (VG)**

[Agent Comments](#)

 3    -    -

**Price:** \$640,000  
**Method:** Sale  
**Date:** 02/07/2019  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx

**9 Royston St MEENIYAN 3956 (VG)**

[Agent Comments](#)

 4    -    -

**Price:** \$557,500  
**Method:** Sale  
**Date:** 25/10/2019  
**Property Type:** House (Res)  
**Land Size:** 1234 sqm approx

**9 Meikle St MEENIYAN 3956 (VG)**

[Agent Comments](#)

 3    -    -

**Price:** \$549,000  
**Method:** Sale  
**Date:** 29/01/2019  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx