

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 103/144 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$395,000 & \$434,500

Median sale price

Median price \$939,000 House Unit X Suburb Mckinnon

Period - From 01/07/2017 to 30/06/2018 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	24/76 East Boundary Rd BENTLEIGH EAST 3165	\$415,000	18/07/2018
2	104/61 Lees St MCKINNON 3204	\$411,000	01/10/2018
3	18/273 Grange Rd ORMOND 3204	\$408,500	07/05/2018

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:
Agent Comments

Indicative Selling Price
\$395,000 - \$434,500
Median Unit Price
Year ending June 2018: \$939,000

Comparable Properties



24/76 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG) [Agent Comments](#)



Price: \$415,000
Method: Private Sale
Date: 18/07/2018
Rooms: -
Property Type: Apartment



104/61 Lees St MCKINNON 3204 (REI) [Agent Comments](#)



Price: \$411,000
Method: Private Sale
Date: 01/10/2018
Rooms: -
Property Type: Apartment



18/273 Grange Rd ORMOND 3204 (REI/VG) [Agent Comments](#)



Price: \$408,500
Method: Private Sale
Date: 07/05/2018
Rooms: 2
Property Type: Apartment