

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 8 Foster Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$730,000 & \$803,000

Median sale price

Median price \$878,000 House Unit X Suburb Mckinnon

Period - From 01/10/2017 to 30/09/2018 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	3/14-16 Lillimur Rd ORMOND 3204	\$800,000	01/07/2018
2	2/544 Centre Rd BENTLEIGH 3204	\$743,000	04/08/2018
3	6/9 Francesco St BENTLEIGH EAST 3165	\$715,000	01/08/2018

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
 \$730,000 - \$803,000
Median Unit Price
 Year ending September 2018: \$878,000

Comparable Properties



3/14-16 Lillimur Rd ORMOND 3204 (REI/VG) Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 01/07/2018
Rooms: -
Property Type: Townhouse (Res)



2/544 Centre Rd BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$743,000
Method: Auction Sale
Date: 04/08/2018
Rooms: -
Property Type: Townhouse (Res)



6/9 Francesco St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$715,000
Method: Private Sale
Date: 01/08/2018
Rooms: 4
Property Type: Townhouse (Single)