

//Statement of Information//

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	134 McKinnon Road, McKinnon
---	-----------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath	\$*	Or range between	\$522,000	&	\$574,200
2 Bed, 2 Bath	\$*	Or range between	\$640,000	&	\$704,000
2 Bed, 2 Bath	\$*	Or range between	\$730,000	&	\$800,000
3 Bed, 2 Bath	\$*	Or range between	\$800,000	&	\$860,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$1,057,500	Suburb	McKinnon
Period - From	5/3/18	To	5/3/19
Source	Property Data		

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	202/29-33 Loranne Street, Bentleigh	\$622,000	10/11/19
	10/39 Mavho Street, Bentleigh	\$630,000	22/12/18
	3/15 Bent Street, Bentleigh	\$580,000	21/12/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	7/29 Loranne Street, Bentleigh	\$650,000	15/9/18
	101/79 Mitchell Street, Bentleigh	\$699,000	13/10/18
	2/2a Rogers Avenue, Brighton East	\$670,000	1/12/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	2c Phillip Street, Bentleigh	\$785,000	20/10/18
	1/3 Charles Street, Bentleigh East	\$790,000	17/10/18
	4/29 Hawson Avenue, Glen Huntly	\$750,000	17/11/18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.