

## 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  
1/6 Mckinnon Road, Mckinnon Vic 3204

#### Indicative selling price

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

Range between \$800,000 & \$880,000

#### Median sale price

Median price \$1,038,000 House Unit X Suburb Mckinnon

Period - From 01/04/2018 to 31/03/2019 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 | 33a Cluden St BRIGHTON EAST 3187 | \$875,000 | 01/05/2019   |
| 2 | 2/5 Blair St BENTLEIGH 3204      | \$845,000 | 19/12/2018   |
| 3 | 1/7 Clapperton St BENTLEIGH 3204 | \$840,000 | 25/05/2019   |

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.



3   2   2

**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:** 249 sqm approx

Agent Comments

## Comparable Properties



**33a Cluden St BRIGHTON EAST 3187 (REI)**

Agent Comments

3   1   1

**Price:** \$875,000

**Method:** Private Sale

**Date:** 01/05/2019

**Rooms:** -

**Property Type:** Townhouse (Single)



**2/5 Blair St BENTLEIGH 3204 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$845,000

**Method:** Private Sale

**Date:** 19/12/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**1/7 Clapperton St BENTLEIGH 3204 (REI)**

Agent Comments

3   1   1

**Price:** \$840,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 297 sqm approx