

Statement of Information



Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale:

Address RESIDENCES 1-18 / 23 - 27 PRINCE EDWARD AVENUE, MCKINNON VIC 3204

Indicative selling prices:

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

Unit type or class		Lower price		Higher price
Three Bedroom Townhouses	Range between	\$1,175,000	&	\$1,250,000
Four Bedroom Townhouses	Single price	\$1,249,000		

Suburb median sale price:

Median price \$1,260,000 Property type Houses Suburb MCKINNON VIC 3204

Period - From 31/10/2018 To 31/10/2019 Source www.realestate.com.au

Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
THREE BEDROOM TOWNHOUSES	1. 3/7 Beltane Avenue, Brighton East Vic 3187	\$1,185,000	17/09/2019
	2. 1/66 Moylan Street, Bentleigh East Vic 3165	\$1,197,000	29/06/2019
	3. 1/14 Blair Street, Bentleigh Vic 3204	\$1,231,000	19/10/2019

Unit type or class	Address of comparable unit	Price	Date of sale
FOUR BEDROOM TOWNHOUSES	1. 2/69 Glen Orme Avenue, Ormond Vic 3204	\$1,327,550	16/10/2019
	2. 4b Leckie Street, Bentleigh Vic 3204	\$1,365,000	13/08/2019
	3. 12b Grandview Grove, Carnegie Vic 3163	\$1,370,000	28/10/2019

This Statement of Information was prepared on:

14/11/2019