

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

1/125-127 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$794,000 Property Type Unit Suburb Mckinnon

Period - From 01/01/2024 to 31/03/2024 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	3/2 Lees St MCKINNON 3204	\$830,000	21/02/2024
2	6/22 Station Av MCKINNON 3204	\$827,500	06/04/2024
3	1/25 Nicholson St BENTLEIGH 3204	\$750,000	25/03/2024

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.~~

This Statement of Information was prepared on:

15/05/2024 13:03



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$690,000 - \$720,000
Median Unit Price
March quarter 2024: \$794,000

Comparable Properties

3/2 Lees St MCKINNON 3204 (REI)

Agent Comments

 2  2  1

Price: \$830,000

Method:

Date: 21/02/2024

Property Type: Apartment

6/22 Station Av MCKINNON 3204 (REI)

Agent Comments

 2  1  1

Price: \$827,500

Method: Auction Sale

Date: 06/04/2024

Property Type: Townhouse (Res)

1/25 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

 2  2  1

Price: \$750,000

Method: Private Sale

Date: 25/03/2024

Property Type: Unit

Account - Buxton | P: 03 9563 9933