

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 103/193 McKinnon Road, McKinnon 3204

## Indicative selling price

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

Single price \$ or range between \$350,000 & \$385,000

## Median sale price

Median price \$845,000 Property type Apartment Suburb McKinnon

Period - From 01/06/2023 to 30/09/2023 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 |
|--------------------------------------|-----------|--------------|
| 307/24 Becket Av Bentleigh East 3165 | \$396,000 | 26/09/2023   |
| 2/38-40 Carlton St McKinnon 3204     | \$395,000 | 09/08/2023   |
| 205/24 Becket Av Bentleigh East 3204 | \$380,000 | 09/06/2023   |

This Statement of Information was prepared on: 16/10/2023