

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 104/134 McKinnon Road, Mckinnon, VIC 3204

Indicative selling price

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

Single price \$695,000 or range between &

Median sale price

Median price \$842,000 Property type Unit Suburb MCKINNON
Period - From 10/04/2023 to 09/04/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	208/285-305 Centre Road Bentleigh Vic 3204	\$707,500	2023-10-26
2	109/18 Hamilton Street Bentleigh Vic 3204	\$700,000	2023-10-24
3	8/18 Ulupna Road Ormond Vic 3204	\$671,000	2024-02-10

This Statement of Information was prepared on: 10/04/2024

