

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

109/270B MCKINNON ROAD MCKINNON VIC 3204

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

201/10 STATION AVENUE MCKINNON VIC 3204	720000	26-Feb-24
403/240 MCKINNON ROAD MCKINNON VIC 3204	660000	18-Nov-23
1/25 NICHOLSON STREET BENTLEIGH VIC 3204	750000	25-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 24 April 2024



**201/10 STATION AVENUE
MCKINNON VIC 3204**

2 2 1

Sold Price **720000** Sold Date **26-Feb-24**

Distance **0.38km**



**403/240 MCKINNON ROAD
MCKINNON VIC 3204**

2 2 1

Sold Price **660000** Sold Date **18-Nov-23**

Distance **0.1km**



**1/25 NICHOLSON STREET
BENTLEIGH VIC 3204**

2 2 1

Sold Price ^{RS} **750000** Sold Date **25-Mar-24**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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