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	202/193 Mckinnon Road, Mckinnon Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between \$580,000 & \$625,000	Range between	\$580,000	&	\$625,000
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Median sale price

Median price	\$837,000	Pro	perty Type	Unit		Suburb	Mckinnon
Period - From	01/04/2023	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

Add	dress of comparable property	Price	Date of sale
1	102/193 Mckinnon Rd MCKINNON 3204	\$645,000	27/05/2024
2	206/15 Vickery St BENTLEIGH 3204	\$635,000	15/06/2024
3	108/39 Mavho St BENTLEIGH 3204	\$590,000	23/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2024 14:35





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Indicative Selling Price \$580,000 - \$625,000 **Median Unit Price** Year ending March 2024: \$837,000



Property Type: Apartment **Agent Comments**

Comparable Properties



102/193 Mckinnon Rd MCKINNON 3204

(REI/VG) **___** 2

Price: \$645,000 Method: Private Sale Date: 27/05/2024 Property Type: Unit

Agent Comments



206/15 Vickery St BENTLEIGH 3204 (REI)

-2

Price: \$635,000 Method: Auction Sale Date: 15/06/2024 Property Type: Unit

Agent Comments

Agent Comments



108/39 Mavho St BENTLEIGH 3204 (REI/VG)

Price: \$590.000 Method: Private Sale Date: 23/05/2024

Property Type: Apartment



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