

# 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

24 Murray Road, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,817,500 Property Type House 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	101 Brewer Rd BENTLEIGH 3204	\$1,890,000	24/02/2024
2	60 Mckinnon Rd MCKINNON 3204	\$1,810,000	03/04/2024
3	30 Newham Gr ORMOND 3204	\$1,805,000	15/12/2023

**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:

16/04/2024 10:06



**Property Type:** House

Agent Comments

## Comparable Properties



**101 Brewer Rd BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,890,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 640 sqm approx



**60 Mckinnon Rd MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$1,810,000

**Method:** Sold Before Auction

**Date:** 03/04/2024

**Property Type:** House (Res)

**Land Size:** 832 sqm approx



**30 Newham Gr ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$1,805,000

**Method:** Private Sale

**Date:** 15/12/2023

**Property Type:** House

**Land Size:** 616 sqm approx