Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 25 Osborne Avenue, Mckinnon Vic 3204

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	Range between \$1,750,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,724,000	Pro	operty Type	Hou	se		Suburb	Mckinnon
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	27 Phillip St BENTLEIGH 3204	\$1,850,000	18/07/2023
2	23 Station Av MCKINNON 3204	\$1,716,000	16/03/2023
3	58 Murray Rd MCKINNON 3204	\$1,700,000	25/03/2023

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:

25/07/2023 19:24







Property Type: Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price Year ending June 2023: \$1,724,000

Comparable Properties

27 Phillip St BENTLEIGH 3204 (REI) 📺 3 📺 1 🏟 3	Agent Comments		
Price: \$1,850,000 Method: Private Sale Date: 18/07/2023 Property Type: House (Res) Land Size: 776 sqm approx			
23 Station Av MCKINNON 3204 (REI/VG) 23 Station Av MCKINNON 3204 (REI/VG) 23 Station Av MCKINNON 3204 (REI/VG) 3 1 202 3 Price: \$1,716,000 Method: Sold Before Auction Date: 16/03/2023 Property Type: House (Res) Land Size: 786 sqm approx	Agent Comments		
58 Murray Rd MCKINNON 3204 (REI/VG) 4 1 1 1 Price: \$1,700,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 767 sqm approx	Agent Comments		

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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