

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 25 Osborne Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,724,000 Property Type House Suburb Mckinnon

Period - From 01/07/2022 to 30/06/2023 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	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)

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)

Agent Comments



Price: \$1,716,000

Method: Sold Before Auction

Date: 16/03/2023

Property Type: House (Res)

Land Size: 786 sqm approx

58 Murray Rd MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 767 sqm approx

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