



Statement of Information Single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale: 368 McKinnon Road, Bentleigh East, Vic 3156

Indicative selling price

722 Sqm In McKinnon School Zone

Price : Private Sale

Median sale price

Median price House Suburb or locality

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six (to 12~) months that the estate agent or agent's representative considers to be most comparable to the property for sale. (~Where data is not available for 6 months, 12 months info has been advised)

Address of comparable property	Price	Date of sale
1 9 Horsley street, Bentleigh	710sqm \$1,816,000	28/11/2023
2 6 Collins street, Ormond	771sqm \$1,900,000	21/11/2023
3 8 Prince Edward Ave, McKinnon	725sqm \$2,100,000	18/11/2023
4 8 Leinster street, Ormond	750sqm \$2,080,000	31/10/2023

- Some of the properties presented here, are similar, comparable properties that are to be found in the Bentleigh East, and have recently sold, with similar features.
- This property is unique in building size, orientation, and block size.

This statement of information was prepared on: