

# 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 5/22 Station Avenue, 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 \$700,000 & \$750,000

### Median sale price

Median price \$1,003,500 Property Type Unit Suburb Mckinnon

Period - From 01/10/2022 to 30/09/2023 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	2/224 Jasper Rd MCKINNON 3204	\$735,000	13/10/2023
2	3/8 Lillimur Rd ORMOND 3204	\$720,000	09/06/2023
3	4/8 Lillimur Rd ORMOND 3204	\$710,000	12/07/2023

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: 23/10/2023 18:41



**Rooms:** 1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/224 Jasper Rd MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$735,000

**Method:** Sold Before Auction

**Date:** 13/10/2023

**Property Type:** Unit



**3/8 Lillimur Rd ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$720,000

**Method:** Sold Before Auction

**Date:** 09/06/2023

**Property Type:** Villa

**4/8 Lillimur Rd ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$710,000

**Method:** Sold Before Auction

**Date:** 12/07/2023

**Property Type:** Villa