

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

51 Rose Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,820,500 Property Type House 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	25 Osborne Av MCKINNON 3204	\$2,203,000	19/08/2023
2	7 Osborne Av BENTLEIGH 3204	\$2,110,000	05/08/2023
3	14 Turner Av GLEN HUNTLY 3163	\$2,100,000	11/10/2023

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:

24/10/2023 17:50



Property Type: House (Previously Occupied - Detached)
Land Size: 910 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending September 2023: \$1,820,500

Comparable Properties



25 Osborne Av MCKINNON 3204 (REI)

[Agent Comments](#)



Price: \$2,203,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 736 sqm approx



7 Osborne Av BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)



Price: \$2,110,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House
Land Size: 738 sqm approx



14 Turner Av GLEN HUNTLY 3163 (REI)

[Agent Comments](#)



Price: \$2,100,000
Method: Sold Before Auction
Date: 11/10/2023
Property Type: House
Land Size: 725 sqm approx