

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 6/22 Station Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$770,000 & \$790,000

Median sale price

Median price \$842,000 Property Type Unit Suburb Mckinnon

Period - From 14/03/2023 to 13/03/2024 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	3/2 Lees St MCKINNON 3204	\$830,000	21/02/2024
2	14/27 Patterson Rd BENTLEIGH 3204	\$810,000	30/09/2023
3	2/93 Oakleigh Rd CARNEGIE 3163	\$790,000	14/10/2023

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: 14/03/2024 10:00



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$770,000 - \$790,000

Median Unit Price

14/03/2023 - 13/03/2024: \$842,000

Comparable Properties



3/2 Lees St MCKINNON 3204 (REI)

Agent Comments



Price: \$830,000

Method: Sold Before Auction

Date: 21/02/2024

Property Type: Townhouse (Res)



14/27 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 30/09/2023

Property Type: Unit



2/93 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$790,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit

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