### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 89 Nicholson Street, Mckinnon Vic 3204

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	/underquot	ting			
Range betweer	\$950,000		&		\$1,000,0	00			
Median sale price									
Median price	\$1,817,500	Pro	operty Type	Hou	se		Suburb	Mckinnon	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	674 North Rd ORMOND 3204	\$1,100,000	20/03/2024
2	1/348 Mckinnon Rd BENTLEIGH EAST 3165	\$1,055,000	09/03/2024
3	2/10 St James Av BENTLEIGH 3204	\$832,000	06/04/2024

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:

29/04/2024 15:25



# buxton





**Property Type:** Agent Comments Indicative Selling Price \$950,000 - \$1,000,000 Median House Price March quarter 2024: \$1,817,500

## **Comparable Properties**







Price: \$832,000 Method: Auction Sale Date: 06/04/2024

Property Type: House (Res)

#### Account - Buxton | P: 03 9563 9933



Propertydata

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