

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

4/70-72 Whitmuir Road McKinnon VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,385

Property type

Unit

Suburb

Mckinnon

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

1/70-72 Whitmuir Road McKinnon VIC 3204	\$910,000	15-Oct-19
1/6 McKinnon Road McKinnon VIC 3204	\$895,000	22-Jun-19

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 6 months.

This Statement of Information was prepared on: 13 November 2019



**1/70-72 Whitmuir Road McKinnon
VIC 3204**

 3  2  2

Sold Price

\$910,000

Sold Date

15-Oct-19

Distance

-



**1/6 McKinnon Road McKinnon VIC
3204**

 3  2  2

Sold Price

\$895,000

Sold Date

22-Jun-19

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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