

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

5/270B MCKINNON 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

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$843,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Dec 2023

to

30 Nov 2024

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

103/240 MCKINNON ROAD MCKINNON VIC 3204	\$740,740	14-Oct-24
302/193 MCKINNON ROAD MCKINNON VIC 3204	\$698,000	14-Sep-24
8/66 BENT STREET MCKINNON VIC 3204	\$660,000	09-Oct-24

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: 02 December 2024

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**103/240 MCKINNON ROAD
MCKINNON VIC 3204**

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Sold Price ^{RS} **\$740,740** Sold Date **14-Oct-24**Distance **0.1km****302/193 MCKINNON ROAD
MCKINNON VIC 3204**

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Sold Price ^{RS} **\$698,000** ^{UN} Sold Date **14-Sep-24**Distance **0.33km****8/66 BENT STREET MCKINNON VIC
3204**

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Sold Price **\$660,000** Sold Date **09-Oct-24**Distance **0.35km****RS** = Recent sale**UN** = Undisclosed Sale

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