

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

23 Station Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,780,500

Property Type House

Suburb Mckinnon

Period - From 01/10/2022

to 31/12/2022

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	79 Daley St BENTLEIGH 3204	\$1,750,000	16/12/2022
2	4 Wicklow St ORMOND 3204	\$1,705,000	04/11/2022
3	79 Wheatley Rd MCKINNON 3204	\$1,700,000	06/09/2022

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:

21/02/2023 11:43



3 1 3

Property Type: House

Agent Comments

Comparable Properties



79 Daley St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 16/12/2022

Property Type: House (Res)

Land Size: 594 sqm approx



4 Wicklow St ORMOND 3204 (REI)

Agent Comments

3 1 3

Price: \$1,705,000

Method: Private Sale

Date: 04/11/2022

Property Type: House

Land Size: 607 sqm approx



79 Wheatley Rd MCKINNON 3204 (REI/VG)

Agent Comments

2 1 4

Price: \$1,700,000

Method: Private Sale

Date: 06/09/2022

Property Type: House (Res)

Land Size: 795 sqm approx