

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/140 McKinnon Road, McKinnon VIC 3204

Indicative selling price

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

Single price \$ or range between \$450,000 & \$495,000

Median sale price

Median price \$762,001 Property type Unit Suburb McKinnon

Period - From 09/02/2021 to 08/02/2022 Source REIV

Comparable property sales

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
3/34 Osborne Avenue, McKinnon VIC 3204	\$520,000	17/01/2022
4/9 Dunlop Avenue, Ormond VIC 3204	\$515,000	02/01/2022
107/23 Bent Street, Bentleigh VIC 3204	\$495,000	17/12/2021

This Statement of Information was prepared on: 09/02/22