

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

2/42 Murray Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,070,000

&

\$1,150,000

Median sale price

Median price \$878,000

Property Type Unit

Suburb Mckinnon

Period - From 01/07/2024

to

30/09/2024

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	110 Mckinnon Rd MCKINNON 3204	\$1,160,000	12/10/2024
2	11 Bruce St BENTLEIGH 3204	\$1,230,000	31/08/2024
3	3/316 Mckinnon Rd MCKINNON 3204	\$1,140,000	29/08/2024

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:

28/11/2024 15:59



3 2 2

Property Type: Villa

Indicative Selling Price

\$1,070,000 - \$1,150,000

Median Unit Price

September quarter 2024: \$878,000

Comparable Properties



110 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

3 2 1

Price: \$1,160,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Townhouse (Res)



11 Bruce St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$1,230,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 334 sqm approx



3/316 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,140,000

Method: Private Sale

Date: 29/08/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500