

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

2/2 Capitol Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,200,000 Property Type Unit Suburb Mckinnon

Period - From 01/10/2021 to 31/12/2021 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	4/44 Royal Av GLEN HUNTLY 3163	\$828,500	16/10/2021
2	7/205 Grange Rd GLEN HUNTLY 3163	\$810,000	17/11/2021
3	2/48 Ulupna Rd ORMOND 3204	\$805,000	10/09/2021

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:

01/03/2022 14:53



Rooms: 2

Property Type: Unit

Agent Comments

Comparable Properties



4/44 Royal Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$828,500

Method: Auction Sale

Date: 16/10/2021

Property Type: Unit



7/205 Grange Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$810,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: Unit



2/48 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$805,000

Method: Sold Before Auction

Date: 10/09/2021

Rooms: 3

Property Type: Unit