

## 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

28 Osborne Avenue, Mckinnon Vic 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&amp;

\$1,400,000

## Median sale price

Median price \$1,554,000

House

X

Unit

Suburb Mckinnon

Period - From 01/01/2018

to

31/12/2018

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	13 Shanahan Cr MCKINNON 3204	\$1,451,000	01/12/2018
2	20 George St BENTLEIGH EAST 3165	\$1,380,000	17/03/2019
3	307 Mckinnon Rd BENTLEIGH EAST 3165	\$1,365,000	24/11/2018

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.



 3  1  2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 578 sqm approx  
**Agent Comments**  
 In one family since 1972

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 Year ending December 2018: \$1,554,000

## Comparable Properties



**13 Shanahan Cr MCKINNON 3204 (REI)**

**Agent Comments**

 4  2  -

**Price:** \$1,451,000  
**Method:** Auction Sale  
**Date:** 01/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx



**20 George St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,380,000  
**Method:** Sold After Auction  
**Date:** 17/03/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 676 sqm approx



**307 Mckinnon Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,365,000  
**Method:** Private Sale  
**Date:** 24/11/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 715 sqm approx