

## 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

5/50 WHITMUIR ROAD MCKINNON VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,015,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

11/24 HOLLOWAY STREET ORMOND VIC 3204	\$440,000	01-Jul-23
13/21 LILLIMUR ROAD ORMOND VIC 3204	\$447,000	21-Nov-22
4/82 MITCHELL STREET BENTLEIGH VIC 3204	\$480,000	09-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 28 July 2023


**11/24 HOLLOWAY STREET  
ORMOND VIC 3204**
 1
 1
 1

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date

**01-Jul-23**

Distance

**1.94km**

**13/21 LILLIMUR ROAD ORMOND  
VIC 3204**
 1
 1
 1

Sold Price

**\$447,000**

Sold Date

**21-Nov-22**

Distance

**1.59km**

**4/82 MITCHELL STREET  
BENTLEIGH VIC 3204**
 1
 1
 2

Sold Price

**\$480,000**

Sold Date

**09-Dec-22**

Distance

**1.19km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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