

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

318b Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$2,000,000

Median sale price

Median price

\$1,131,500

Property Type

Unit

Suburb

Mckinnon

Period - From

01/01/2023

to

31/03/2023

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 | 20b McKinnon Rd MCKINNON 3204 | \$2,120,000 | 23/02/2023 |
| 2 | 23 Gardeners Rd BENTLEIGH EAST 3165 | \$2,010,000 | 24/12/2022 |
| 3 | 318a McKinnon Rd MCKINNON 3204 | \$2,000,000 | 30/03/2023 |

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:

24/04/2023 14:45

318b Mckinnon Road, Mckinnon Vic 3204

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$2,000,000

Median Unit Price

March quarter 2023: \$1,131,500



4 3 3

Property Type: Townhouse

Land Size: 442 sqm approx

Agent Comments

Comparable Properties



20b McKinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

4 3 1

Price: \$2,120,000

Method: Private Sale

Date: 23/02/2023

Property Type: Townhouse (Res)



23 Gardeners Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$2,010,000

Method: Private Sale

Date: 24/12/2022

Property Type: House



318a McKinnon Rd MCKINNON 3204 (REI)

Agent Comments

4 3 2

Price: \$2,000,000

Method: Sold Before Auction

Date: 30/03/2023

Property Type: Townhouse (Res)

Land Size: 442 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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