## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 64 Murray Road, Mckinnon Vic 3204

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,050,000		&		\$2,150,000				
Median sale price									
Median price	\$1,857,000	Pro	Property Type Hous		se		Suburb	Mckinnon	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	33 The Highway BENTLEIGH 3204	\$2,150,000	29/03/2025
2	28 Dorothy Av GLEN HUNTLY 3163	\$2,150,000	22/02/2025
3	10 Anderson Av BENTLEIGH EAST 3165	\$2,050,000	09/12/2024

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:

30/03/2025 20:33





Trent Collie



Property Type: House Land Size: 785 sqm approx 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$2,050,000 - \$2,150,000 Median House Price December quarter 2024: \$1,857,000

# **Comparable Properties**

United	33 The Highway BENTLEIGH 3204 (REI)   4 3 3   Price: \$2,150,000   Method: Auction Sale   Date: 29/03/2025   Property Type: House   Land Size: 511 sqm approx	Agent Comments
	28 Dorothy Av GLEN HUNTLY 3163 (REI) 5 2 2 1 Price: \$2,150,000 Method: Auction Sale Date: 22/02/2025 Property Type: House (Res) Land Size: 742 sqm approx	Agent Comments
	10 Anderson Av BENTLEIGH EAST 3165 (REI/VG) 4 2 2 2 Price: \$2,050,000 Method: Private Sale Date: 09/12/2024 Property Type: House Land Size: 650 sqm approx	Agent Comments

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



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