

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 Adelaide Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$878,000

House

Unit

X

Suburb

Mckinnon

Period - From 01/10/2017

to

30/09/2018

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	31a London St BENTLEIGH 3204	\$1,130,000	30/08/2018
2	1/4 Prince Edward Av MCKINNON 3204	\$1,100,000	11/08/2018
3	1/6 Mckinnon Rd MCKINNON 3204	\$1,000,000	01/06/2018

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  2  2

Rooms:
Property Type: Townhouse
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median Unit Price
Year ending September 2018: \$878,000

Comparable Properties



31a London St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,130,000
Method: Private Sale
Date: 30/08/2018
Rooms: -
Property Type: Townhouse (Single)



1/4 Prince Edward Av MCKINNON 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Auction Sale
Date: 11/08/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 215 sqm approx



1/6 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Sold Before Auction
Date: 01/06/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 249 sqm approx