

# 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

2/142 Mckinnon 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)

Single price \$480,000

### Median sale price

Median price \$720,000

Property Type Unit

Suburb Mckinnon

Period - From 01/08/2023

to 31/07/2024

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	8/5 Wattle Av GLEN HUNTLY 3163	\$470,000	27/07/2024
2	5/8 Ormond Rd ORMOND 3204	\$471,000	22/06/2024
3	6/172 Thomas St BRIGHTON EAST 3187	\$480,000	24/05/2024

**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:

01/08/2024 11:52



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$480,000

**Median Unit Price**

01/08/2023 - 31/07/2024: \$720,000

## Comparable Properties



**8/5 Wattle Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

2   1   1

**Price:** \$470,000

**Method:** Auction Sale

**Date:** 27/07/2024

**Property Type:** Apartment



**5/8 Ormond Rd ORMOND 3204 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$471,000

**Method:** Private Sale

**Date:** 22/06/2024

**Property Type:** Apartment



**6/172 Thomas St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

2   1   1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 24/05/2024

**Property Type:** Apartment

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480