## 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

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	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$480,000

#### Median sale price

Median price	\$720,000	Pro	perty Type Unit	:	Suburb	Mckinnon
Period - From	01/08/2023	to	31/07/2024	Sou	rce 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.

Add	dress 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



# woodards





**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)

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

**6** 1



Price: \$470,000 Method: Auction Sale Date: 27/07/2024 Property Type: Apartment Agent Comments

Agent Comments



Price: \$471,000 Method: Private Sale

2

Method: Private Sale Date: 22/06/2024 Property Type: Apartment



6/172 Thomas St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$480,000 Method: Private Sale Date: 24/05/2024 Property Type: Apartment

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



propertydata "

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