# 1/1 Prince Edward Avenue, Mckinnon Vic 3204

**hockingstuart**

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🛏 3    🛁 2.5    🚗 2

**Rooms:** 5
**Property Type:** Townhouse
**Land Size:** 725 sqm

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,300,000
**Median House Price**
March quarter 2017: $1,850,000

On the fringe of McKinnon Village in the McKinnon Sec College zone, this brilliant 3 bedroom 2.5 bathroom street front sensation enjoys 2 spacious north facing living zones, stylish stone kitchen, covered alfresco & double auto garage (auto gate).

# Comparable Properties



**9a Murrong Av BENTLEIGH EAST 3165 (REI/VG)**

🛏 3    🛁 2    🚗 2

**Price:** $1,279,000
**Method:** Auction Sale
**Date:** 10/12/2016
**Rooms:** 5
**Property Type:** Townhouse (Single)
**Land Size:** 349 sqm

Agent Comments



**7a Beths St BENTLEIGH 3204 (REI)**

🛏 3    🛁 2    🚗 1

**Price:**
**Method:** Sold Before Auction
**Date:** 04/05/2017
**Rooms:** -
**Property Type:** Townhouse (Res)

Agent Comments

**1/2 Lees St MCKINNON 3204 (REI)**

🛏 3    🛁 3    🚗 1

**Price:** $1,200,000
**Method:** Private Sale
**Date:** 10/03/2017
**Rooms:** 4
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - hockingstuart   |   P: 03 9557 7733   |   F: 03 9557 7533

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## 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 | 1/1 Prince Edward Avenue, Mckinnon Vic 3204 |
|---|---|

**Indicative selling price**

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

| Range between | $1,200,000 | & | $1,300,000 |
|---|---|---|---|

**Median sale price**

| Median price | $1,850,000 | House | X | Suburb | Mckinnon |
|---|---|---|---|---|---|
| Period - From | 01/01/2017 | to | 31/03/2017 | Source | REIV |

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|---|---|---|
| 9a Murrong Av BENTLEIGH EAST 3165 | $1,279,000 | 10/12/2016 |
| 7a Beths St BENTLEIGH 3204 | | 04/05/2017 |
| 1/2 Lees St MCKINNON 3204 | $1,200,000 | 10/03/2017 |