

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

102/10 Station Avenue, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$1,200,000

Property Type

Unit

Suburb

Mckinnon

Period - From

01/04/2022

to

30/06/2022

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	102/14 Laurel St BENTLEIGH EAST 3165	\$602,000	22/04/2022
2	107/39 Nicholson St BENTLEIGH 3204	\$597,000	17/05/2022
3	208/24 Mavho St BENTLEIGH 3204	\$592,500	15/06/2022

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:

02/08/2022 13:30

102/10 Station Avenue, Mckinnon Vic 3204

**Jellis
Craig**

Andrew Panagopoulos

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Indicative Selling Price

\$595,000

Median Unit Price

June quarter 2022: \$1,200,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



102/14 Laurel St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 2 1

Price: \$602,000

Method: Private Sale

Date: 22/04/2022

Property Type: Apartment



107/39 Nicholson St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$597,000

Method: Private Sale

Date: 17/05/2022

Property Type: Apartment



208/24 Mavho St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$592,500

Method: Sold Before Auction

Date: 15/06/2022

Property Type: Unit

Land Size: 72 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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