

# 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

5/7 Exhibition Street, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$665,000

Property Type Unit

Suburb Mckinnon

Period - From 01/01/2020

to 31/03/2020

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	2/17 Roberts Ct BRIGHTON EAST 3187	\$620,000	03/02/2020
2	5/187 Tucker Rd BENTLEIGH 3204	\$612,000	13/12/2019
3	1/20 Katandra Rd ORMOND 3204	\$590,000	25/03/2020

**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:

11/05/2020 17:26



2   1   1

**Property Type:** Apartment

**Agent Comments**

Zone in on your treehouse between the shopping strips! First-floor in a rare "period precinct" group, this boutique apartment (one of just five) is an exciting entry to the McKinnon College Zone with the McKinnon Rd and Centre Rd retail strips, new stations and Allnutt Park almost at the door.

## Comparable Properties



**2/17 Roberts Ct BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$620,000

**Method:** Private Sale

**Date:** 03/02/2020

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 84 sqm approx



**5/187 Tucker Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3   1   -

**Price:** \$612,000

**Method:** Private Sale

**Date:** 13/12/2019

**Property Type:** Apartment



**1/20 Katandra Rd ORMOND 3204 (REI)**

**Agent Comments**

2   1   1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 25/03/2020

**Property Type:** Apartment