

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

2c Prince Edward Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$1,470,000 Property Type Unit Suburb Mckinnon

Period - From 01/04/2021 to 30/06/2021 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	3/77 Robert St BENTLEIGH 3204	\$920,000	27/05/2021
2	2/227 Mckinnon Rd MCKINNON 3204	\$920,000	04/04/2021
3			

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: 04/08/2021 10:07



2
 2
 1

Property Type: Townhouse (Res)

Agent Comments

Impressive 2 bedroom, 2 bathroom street front town residence with rooftop terrace appeal. This contemporary 3 level sensation boasts a grand open plan living & dining space with café balcony; spacious custom stone kitchen; a large double downstairs bedroom (BIRs); and a 3rd level master bedroom (WIR/BIRs) with stylish ensuite which opens onto an impressive rooftop decked terrace with city views through the trees. Complete with R/C air conditioning, panel heating & intercom, this triple level stunner is zoned for McKinnon Secondary College and moments to cafes & public transport.

Comparable Properties

**3/77 Robert St BENTLEIGH 3204 (REI/VG)**

Agent Comments

3
 3
 2

Price: \$920,000**Method:** Sold Before Auction**Date:** 27/05/2021**Rooms:** 4**Property Type:** Townhouse (Res)**2/227 Mckinnon Rd MCKINNON 3204 (VG)**

Agent Comments

3
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Price: \$920,000**Method:** Sale**Date:** 04/04/2021**Property Type:** Strata Unit/Flat

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.