



Real Estate

STATEMENT OF INFORMATION

5/9 STATION AVENUE, MCKINNON, VIC 3204

PREPARED BY KAPPA PUGALENDRAN, ZED REAL ESTATE, PHONE: 0424 743 812



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

5/9 STATION AVENUE, MCKINNON, VIC

2 2 1

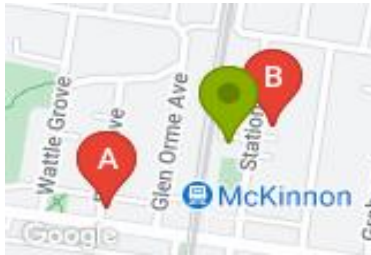
Indicative Selling Price

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

Price Range: **\$795,000 to \$874,888**

Provided by: Kappa Pugalendran, Zed Real Estate

MEDIAN SALE PRICE



MCKINNON, VIC, 3204

Suburb Median Sale Price (Other)

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2A ELM GR, MCKINNON, VIC 3204

2 1 1

Sale Price

***\$830,000**

Sale Date: 13/07/2024

Distance from Property: 231m



6/22 STATION AVE, MCKINNON, VIC 3204

2 1 1

Sale Price

\$827,500

Sale Date: 06/04/2024

Distance from Property: 76m



This report has been compiled on 16/07/2024 by Zed Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 5/9 STATION AVENUE, MCKINNON, VIC 3204

Indicative selling price

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

Price Range: \$795,000 to \$874,888

Median sale price

Median price: [] Property type: Other Suburb: MCKINNON
Period: 01 July 2023 to 30 June 2024 Source: pricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
2A ELM GR, MCKINNON, VIC 3204	*\$830,000	13/07/2024
6/22 STATION AVE, MCKINNON, VIC 3204	\$827,500	06/04/2024

This Statement of Information was prepared on: 16/07/2024