Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	201/193 Mckinnon Road, Mckinnon Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Single price \$655,000

Median sale price

Median price \$1,080,000	Pro	operty Type Uni	t	Suburb	Mckinnon
Period - From 01/10/2024	to	31/12/2024	Soul	rce 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

1	102/2 Graham Av MCKINNON 3204	\$676,000	16/10/2024
2	108/15 Vickery St BENTLEIGH 3204	\$650,000	15/10/2024
3	6/15 Vickery St BENTLEIGH 3204	\$625,000	27/08/2024

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:	14/02/2025 16:30



Date of sale



Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$655,000 **Median Unit Price** December quarter 2024: \$1,080,000



Property Type: Apartment

Comparable Properties

102/2 Graham Av MCKINNON 3204 (VG)





Agent Comments

Price: \$676,000 Method: Sale Date: 16/10/2024

Property Type: Strata Unit/Flat



108/15 Vickery St BENTLEIGH 3204 (REI/VG)

Price: \$650,000 Method: Private Sale Date: 15/10/2024 Property Type: Unit







Agent Comments

Agent Comments

6/15 Vickery St BENTLEIGH 3204 (REI/VG)









Price: \$625,000 Method: Private Sale Date: 27/08/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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