

# 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

239a Tucker Road, 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 \$1,700,000 & \$1,780,000

### Median sale price

Median price \$1,850,000 Property Type House Suburb Mckinnon

Period - From 01/10/2020 to 31/12/2020 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	34b Windsor Av MCKINNON 3204	\$1,915,000	17/12/2020
2	341A Mckinnon Rd BENTLEIGH EAST 3165	\$1,712,000	19/01/2021
3	53A Moonya Rd CARNEGIE 3163	\$1,680,000	05/12/2020

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:

11/02/2021 14:00



4   
 3   
 2

**Rooms:** 2

**Property Type:** T/house

**Land Size:** 310 sqm approx

**Agent Comments**

High calibre architect designed 4 bedroom + study 3.5 bathroom street front stunner. With layers of warm timbers adding luxury, this bespoke design showcases 2 sublime entertaining zones (ethanol fireplace), spectacular main bedroom suite, gorgeous downstairs guest suite, state of the art stone kitchen (top Bosch appliances) & a covered Spotted Gum deck (BBQ kitchen) in a designer landscape. Unrivalled, this high-end home provides R/C air cond, double glazing, home automation, full security & a wide auto garage (workshop). McKinnon Secondary College zone, footsteps to McKinnon PS, childcare, cafes and bus.

**Indicative Selling Price**

\$1,700,000 - \$1,780,000

**Median House Price**

December quarter 2020: \$1,850,000

High calibre architect designed 4 bedroom + study 3.5 bathroom street front stunner. With layers of warm timbers adding luxury, this bespoke design showcases 2 sublime entertaining zones (ethanol fireplace), spectacular main bedroom suite, gorgeous downstairs guest suite, state of the art stone kitchen (top Bosch appliances) & a covered Spotted Gum deck (BBQ kitchen) in a designer landscape. Unrivalled, this high-end home provides R/C air cond, double glazing, home automation, full security & a wide auto garage (workshop). McKinnon Secondary College zone, footsteps to McKinnon PS, childcare, cafes and bus.

## Comparable Properties



**34b Windsor Av MCKINNON 3204 (REI/VG)**

**Agent Comments**

4   
 2   
 2

**Price:** \$1,915,000

**Method:** Sold Before Auction

**Date:** 17/12/2020

**Property Type:** House (Res)

**Land Size:** 358 sqm approx



**341A McKinnon Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4   
 3   
 2

**Price:** \$1,712,000

**Method:** Private Sale

**Date:** 19/01/2021

**Property Type:** Townhouse (Single)

**Land Size:** 394 sqm approx



**53A Moonya Rd CARNEGIE 3163 (REI)**

**Agent Comments**

4   
 3   
 2

**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 418 sqm approx