

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

24 Murray Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Mckinnon

Period - From 08/05/2023

to

07/05/2024

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	44 Anthony St ORMOND 3204	\$1,968,500	16/03/2024
2	123 Wheatley Rd ORMOND 3204	\$1,892,000	24/02/2024
3	101 Brewer Rd BENTLEIGH 3204	\$1,890,000	24/02/2024

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:

08/05/2024 12:20



4
 3
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

08/05/2023 - 07/05/2024: \$1,950,000

Comparable Properties



44 Anthony St ORMOND 3204 (REI)

Agent Comments

4
 2
 3

Price: \$1,968,500

Method: Sold Before Auction

Date: 16/03/2024

Property Type: House (Res)

Land Size: 659 sqm approx



123 Wheatley Rd ORMOND 3204 (REI)

Agent Comments

5
 3
 2

Price: \$1,892,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



101 Brewer Rd BENTLEIGH 3204 (REI)

Agent Comments

4
 3
 2

Price: \$1,890,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 640 sqm approx

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