

# 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

3/289 Mckinnon 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 \$680,000 & \$730,000

### Median sale price

Median price \$841,000 Property Type Unit Suburb Mckinnon

Period - From 01/10/2019 to 30/09/2020 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	4/4 Draper St MCKINNON 3204	\$780,000	31/07/2020
2	4/58-60 Whitmuir Rd MCKINNON 3204	\$710,000	04/08/2020
3	2b swindon Gr MCKINNON 3204	\$680,000	17/11/2020

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:

14/12/2020 18:07

3/289 Mckinnon Road, Mckinnon Vic 3204



 2    1    1

**Indicative Selling Price**

\$680,000 - \$730,000

**Median Unit Price**

Year ending September 2020: \$841,000

## Comparable Properties



**4/4 Draper St MCKINNON 3204 (REI/VG)**

Agent Comments

 2    1    2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 31/07/2020

**Property Type:** Unit

**4/58-60 Whitmuir Rd MCKINNON 3204 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 04/08/2020

**Property Type:** Unit



**2b swindon Gr MCKINNON 3204 (REI)**

Agent Comments

 2    1    1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 17/11/2020

**Property Type:** Unit

**Account** - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.