

# 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

201/193 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)

Single price \$655,000

### Median sale price

Median price \$1,080,000

Property Type Unit

Suburb Mckinnon

Period - From 01/10/2024

to 31/12/2024

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 | 102/2 Graham Av MCKINNON 3204     | \$676,000 | 16/10/2024   |
| 2 | 108/15 Vickery St BENTLEIGH 3204  | \$650,000 | 15/10/2024   |
| 3 | 202/193 Mckinnon Rd MCKINNON 3204 | \$645,000 | 31/07/2024   |

**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:

22/01/2025 15:19



**Property Type:** Apartment

**Agent Comments**

## 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)**

**Agent Comments**



**Price:** \$650,000

**Method:** Private Sale

**Date:** 15/10/2024

**Property Type:** Unit



**202/193 Mckinnon Rd MCKINNON 3204 (REI/VG)**

**Agent Comments**



**Price:** \$645,000

**Method:** Sold Before Auction

**Date:** 31/07/2024

**Property Type:** Unit

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