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

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For the meaning	of thie	nrica caa	consumer.vic.gov.au	underguoting
		price see	consumer.vic.gov.au	/ under quoting

Single price \$655,000

Median sale price

Median price	\$1,080,000	Pro	operty 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.

Ado	Address of comparable property		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 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

Comparable Properties

102/2 Graham Av MCKINNON 3204 (VG) 2	Agent Comments	
Price: \$676,000 Method: Sale Date: 16/10/2024 Property Type: Strata Unit/Flat		
108/15 Vickery St BENTLEIGH 3204 (REI/VG) 2 2 1 Price: \$650,000 Method: Private Sale Date: 15/10/2024 Property Type: Unit	Agent Comments	
202/193 Mckinnon Rd MCKINNON 3204 (REI/VG) 2 2 2 1 Price: \$645,000 Method: Sold Before Auction Date: 31/07/2024 Property Type: Unit	Agent Comments	

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