

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	58 Murray Road Mckinnon, 3204
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Indicative selling price

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

Range between	\$1,600,000 & \$1,700,000
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Median sale price

Median price	\$1,780,500	Property Type	HOUSE	Suburb	MCKINNON
Period - From	01-Oct-2022	to	31-Dec-2022	Source	PDOL

Comparable property sales

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	126 Thomas Street, Brighton East	\$1,640,000	05-Nov-2022
2	18 Maud Street, Ormond	\$1,700,000	17-Sep-2022
3	79 Wheatley Road, McKinnon	\$1,700,000	06-Sep-2022

This statement of information was prepared on 03-Mar-2023 at 11:18:58 AM EST