

# 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	8/22 Bent St BENTLEIGH 3204	\$670,000	05/12/2024
2	102/2 Graham Av MCKINNON 3204	\$676,000	16/10/2024
3	108/15 Vickery St BENTLEIGH 3204	\$650,000	15/10/2024

**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:

07/03/2025 12:06



**Property Type:** Apartment

## Comparable Properties

**8/22 Bent St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$670,000

**Method:** Private Sale

**Date:** 05/12/2024

**Property Type:** Apartment

**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

