

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

7/170 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$927,000

Property Type Unit

Suburb Mckinnon

Period - From 01/10/2023

to 31/12/2023

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	1a Moylan St BENTLEIGH EAST 3165	\$1,160,500	09/12/2023
2	1/12 Scotts St BENTLEIGH 3204	\$1,160,000	17/02/2024
3	2/5 Claire St MCKINNON 3204	\$1,100,000	05/12/2023

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:

05/03/2024 17:09

7/170 Mckinnon Road, Mckinnon Vic 3204

Jellis Craig

Jack Liu

9593 4500

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Indicative Selling Price

\$990,000 - \$1,080,000

Median Unit Price

December quarter 2023: \$927,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1a Moylan St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,160,500

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit



1/12 Scotts St BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$1,160,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)

Land Size: 235 sqm approx



2/5 Claire St MCKINNON 3204 (REI/VG)

Agent Comments

3 4 2

Price: \$1,100,000

Method: Private Sale

Date: 05/12/2023

Property Type: Townhouse (Res)

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



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