

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 3/125 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$922,250 House Unit X Suburb Mckinnon

Period - From 01/04/2017 to 31/03/2018 Source REIV

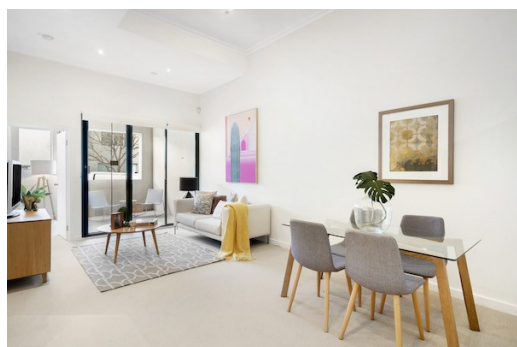
Comparable property sales (*Delete A or B below as applicable)

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	6/12 Ormond Rd ORMOND 3204	\$522,500	19/05/2018
2	7/4 Rigby Av CARNEGIE 3163	\$502,000	28/04/2018
3	3/187 Tucker Rd BENTLEIGH 3204	\$470,500	09/04/2018

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.



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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$480,000 - \$520,000
Median Unit Price
 Year ending March 2018: \$922,250

Comparable Properties



6/12 Ormond Rd ORMOND 3204 (REI)

Agent Comments

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Price: \$522,500
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: Apartment



7/4 Rigby Av CARNEGIE 3163 (REI)

Agent Comments

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Price: \$502,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 4
Property Type: Apartment



3/187 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

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Price: \$470,500
Method: Private Sale
Date: 09/04/2018
Rooms: 4
Property Type: Apartment