

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

205/144 Mckinnon Road, Mckinnon

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$877,500

Property Type

Unit

Suburb

Mckinnon

Period - From

04/11/2020

to

03/11/2021

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	105/665 Centre Rd BENTLEIGH EAST 3165	\$572,000	02/10/2021
2	113/29 Loranne St BENTLEIGH 3204	\$532,500	17/09/2021
3	113/16 Bent St BENTLEIGH 3204	\$517,000	04/05/2021

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:

04/11/2021 15:47

Indicative Selling Price

\$549,000

Median Unit Price

04/11/2020 - 03/11/2021: \$877,500

Comparable Properties

**105/665 Centre Rd BENTLEIGH EAST 3165 (REI)**

2	2	1
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Price: \$572,000**Method:** Private Sale**Date:** 02/10/2021**Property Type:** Apartment**113/29 Loranne St BENTLEIGH 3204 (REI)**

2	2	1
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Price: \$532,500**Method:** Private Sale**Date:** 17/09/2021**Rooms:** 3**Property Type:** Apartment**113/16 Bent St BENTLEIGH 3204 (VG)**

2	-	-
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Price: \$517,000**Method:** Sale**Date:** 04/05/2021**Property Type:** Strata Unit/Flat**Account -** RT Edgar