

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 105/193 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$450,000 & \$495,000

Median sale price

Median price \$782,500 Property type Unit Suburb McKinnon

Period - From 04/04/2023 to 03/04/2024 Source REIV

Comparable property sales

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 |
|-----------------------------------|-----------|--------------|
| 205/193 Mckinnon Rd MCKINNON 3204 | \$520,000 | 02/03/2024 |
| 104/493 North Rd ORMOND 3204 | \$500,000 | 08/12/2023 |
| 2/435 North Rd ORMOND 3204 | \$485,000 | 16/01/2024 |

This Statement of Information was prepared on: 04/04/2024