

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

8 PRINCE EDWARD AVENUE 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)

Single Price

or range
between

\$1,700,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,751,000

Property type

House

Suburb

Mckinnon

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

6 ANNE STREET MCKINNON VIC 3204	\$1,750,000	07-Oct-23
46 MURRAY ROAD MCKINNON VIC 3204	\$1,760,000	26-Aug-23
10 LYSBETH STREET MCKINNON VIC 3204	\$1,850,000	22-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 27 October 2023



6 ANNE STREET MCKINNON VIC 3204

 3  1  2

Sold Price ^{RS} **\$1,750,000** ^{UN} Sold Date **07-Oct-23**

Distance **0.77km**



46 MURRAY ROAD MCKINNON VIC 3204

 4  2  2

Sold Price ^{RS} **\$1,760,000** Sold Date **26-Aug-23**

Distance **0.56km**



10 LYSBETH STREET MCKINNON VIC 3204

 2  1  3

Sold Price ^{RS} **\$1,850,000** ^{UN} Sold Date **22-Sep-23**

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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