

## 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 12b Mckinnon Road, Mckinnon Vic 3204

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,290,000 & \$1,350,000

#### Median sale price

Median price \$1,609,000 House X Unit Suburb Mckinnon

Period - From 01/04/2018 to 30/06/2018 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	3b Thomas St BRIGHTON EAST 3187	\$1,340,000	19/05/2018
2	4b Pleasance St BENTLEIGH 3204	\$1,250,000	14/04/2018
3	3a Somers St BENTLEIGH 3204	\$1,246,000	16/06/2018

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.



4   3   2

**Rooms:** 6

**Property Type:** Townhouse

**Land Size:** 349.10 approx sqm  
approx

**Agent Comments**

Less than 12 months old

**Indicative Selling Price**

\$1,290,000 - \$1,350,000

**Median House Price**

June quarter 2018: \$1,609,000

## Comparable Properties



**3b Thomas St BRIGHTON EAST 3187 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 19/05/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**4b Pleasance St BENTLEIGH 3204 (REI/VG)**   **Agent Comments**

3   2   1

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 14/04/2018

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 341 sqm approx



**3a Somers St BENTLEIGH 3204 (REI)**   **Agent Comments**

4   2   2

**Price:** \$1,246,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** -

**Property Type:** Townhouse (Res)