

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

20b Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,100,000

&

\$2,170,000

Median sale price

Median price \$1,213,500

Property Type Townhouse

Suburb Mckinnon

Period - From 16/02/2022

to

15/02/2023

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	24 Rogers Av BRIGHTON EAST 3187	\$2,165,000	25/10/2022
2	27 Huntley Rd BENTLEIGH 3204	\$2,100,000	28/09/2022
3	27a Huntley Rd BENTLEIGH 3204	\$2,100,000	28/08/2022

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:

16/02/2023 10:03



 4  3  2

Rooms: 2

Property Type: T/house

Land Size: 364 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,170,000

Median Townhouse Price

16/02/2022 - 15/02/2023: \$1,213,500

Comparable Properties



24 Rogers Av BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

 4  3  2

Price: \$2,165,000

Method: Private Sale

Date: 25/10/2022

Property Type: Townhouse (Single)

Land Size: 425 sqm approx



27 Huntley Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$2,100,000

Method: Private Sale

Date: 28/09/2022

Property Type: Townhouse (Single)



27a Huntley Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$2,100,000

Method: Private Sale

Date: 28/08/2022

Property Type: Townhouse (Res)