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	20b Mckinnon Road, Mckinnon Vic 3204
Including suburb and	
postcode	

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	Pro	perty Type T	ownhouse		Suburb	Mckinnon
Period - From	16/02/2022	to	15/02/2023	9	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

Add	dress 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 comparableproperties 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









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

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)

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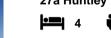
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4 2

Price: \$2,100,000 **Method:** Private Sale **Date:** 28/09/2022

Property Type: Townhouse (Single)

Agent Comments



27a Huntley Rd BENTLEIGH 3204 (REI)

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Price: \$2,100,000 Method: Private Sale Date: 28/08/2022

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



