

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

294 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$850,000

&

\$935,000

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	1/39 Lancaster St BENTLEIGH EAST 3165	\$916,000	06/06/2018
2	363 Koornang Rd ORMOND 3204	\$887,000	30/05/2018
3	1/31 Lindsay St MCKINNON 3204	\$850,000	12/05/2018

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.



 2  1  3

Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

June quarter 2018: \$1,609,000

not a lot of direct comparables

Comparable Properties



1/39 Lancaster St BENTLEIGH EAST 3165 (VG) **Agent Comments**

 3  -  -

Price: \$916,000

Method: Sale

Date: 06/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



363 Koornang Rd ORMOND 3204 (VG)

Agent Comments

 2  -  -

Price: \$887,000

Method: Sale

Date: 30/05/2018

Rooms: -

Property Type: Strata Unit/Townhouse - Conjoined

1/31 Lindsay St MCKINNON 3204 (VG)

Agent Comments

 2  -  -

Price: \$850,000

Method: Sale

Date: 12/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)