

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 11/170 Mckinnon Road, Mckinnon Vic 3204

## Indicative selling price

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

Single price \$998,000

## Median sale price

Median price \$1,012,000 Property type Townhouse Suburb Mckinnon

Period - From 30/11/2023 to 29/11/2024 Source REIV

## Comparable property sales

Address of comparable property		Price	Date of sale
1	1/37 Mavho St BENTLEIGH 3204	\$1,103,000	24/08/2024
2	2d Lilac St BENTLEIGH EAST 3165	\$1,007,000	10/08/2024
3			

**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: 30/11/2024