

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

1/24 STATION AVENUE MCKINNON VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$843,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

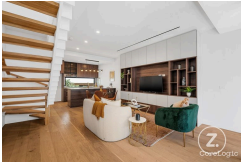
Date of sale

3/24 STATION AVENUE MCKINNON VIC 3204	\$820,000	04-Jun-24
9 STATION AVENUE MCKINNON VIC 3204	\$900,000	23-Jul-24
6/47 MURRAY ROAD ORMOND VIC 3204	\$825,000	30-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 02 December 2024

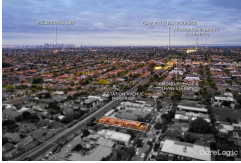


**3/24 STATION AVENUE
MCKINNON VIC 3204**

 2  2  1

Sold Price **\$820,000** Sold Date **04-Jun-24**

Distance **0.01km**



**9 STATION AVENUE MCKINNON
VIC 3204**

 2  1  -

Sold Price ^{RS} **\$900,000** ^{UN} Sold Date **23-Jul-24**

Distance **0.08km**



**6/47 MURRAY ROAD ORMOND VIC
3204**

 2  1  1

Sold Price **\$825,000** Sold Date **30-Sep-24**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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