



Real Estate

STATEMENT OF INFORMATION

2/203 MCKINNON ROAD, MCKINNON, VIC 3204

PREPARED BY SASHA LO, ZED REAL ESTATE, PHONE: 0403 289 017



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

PRIVATE INSPECTIONS

To ensure the social distancing and public gathering guidelines set by the Australian Government are adhered to, it is imperative you register to attend Buxton private inspections. This will enable us to manage the number of people attending private inspections and arrange an alternative time if required.

PRIVATE AUCTIONS

During this time, some Buxton auctions may be conducted as private auctions.

What is a Private Auction?

A private auction is an auction conducted in a controlled environment such as a boardroom in line with social distancing guidelines or on site at the property with only Buxton staff and registered bidders in attendance. In order to attend a private auction, you must register to bid. Should the number of registered bidders exceed the allowed limit, the private auction may be live streamed. You will be notified and provided all relevant information should this be the case. Please register to attend a private inspection or to bid at a Buxton property via the enquiry button on this page.

Please note, you may be declined entry to a private inspection or private auction should you fail to register prior.

Our team can be contacted via phone or email and are readily available. We encourage you to use these forms of communication rather than face to face meetings where possible.

Our doors remain open for business, and will continue to do so unless otherwise instructed by authorities.

buxton

2/203 MCKINNON ROAD, MCKINNON, VIC



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Indicative Selling Price

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

Price Range:

\$1,350,000 to \$1,485,000

Provided by: Sasha Lo, Zed Real Estate

MEDIAN SALE PRICE



MCKINNON, VIC, 3204

Suburb Median Sale Price (Unit)

\$980,000

01 January 2021 to 30 June 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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 report has been compiled on 20/07/2021 by Zed Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2/203 MCKINNON ROAD, MCKINNON, VIC 3204

Indicative selling price

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

Price Range:

\$1,350,000 to \$1,485,000

Median sale price

Median price

\$980,000

Property type

Unit

Suburb

MCKINNON

Period

01 January 2021 to 30 June 2021

Source

pricefinder

Comparable property sales

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:

20/07/2021