

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

202/10 Station Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$759,000 Property Type Unit Suburb Mckinnon

Period - From 01/04/2019 to 31/03/2020 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	9/22 Bent St BENTLEIGH 3204	\$645,000	02/05/2020
2	5/71 Leila Rd ORMOND 3204	\$632,000	01/06/2020
3	2/29 Katandra Rd ORMOND 3204	\$629,800	30/06/2020

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.~~

This Statement of Information was prepared on:

01/07/2020 10:47



2 2 1

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/22 Bent St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$645,000

Method: Private Sale

Date: 02/05/2020

Property Type: Apartment



5/71 Leila Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$632,000

Method: Private Sale

Date: 01/06/2020

Property Type: Unit



2/29 Katandra Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$629,800

Method: Private Sale

Date: 30/06/2020

Property Type: Apartment