

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

203/10 Station Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$825,750

Property Type

Unit

Suburb

Mckinnon

Period - From

01/07/2023

to

30/06/2024

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	202/193 Mckinnon Rd MCKINNON 3204	\$645,000	31/07/2024
2	106/2 Graham Av MCKINNON 3204	\$665,000	12/06/2024
3	9/5 Claire St MCKINNON 3204	\$680,000	07/06/2024

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:

05/08/2024 13:30



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

Year ending June 2024: \$825,750

Comparable Properties



202/193 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments



Price: \$645,000

Method: Sold Before Auction

Date: 31/07/2024

Property Type: Unit

106/2 Graham Av MCKINNON 3204 (VG)

Agent Comments



Price: \$665,000

Method: Sale

Date: 12/06/2024

Property Type: Strata Unit/Flat



9/5 Claire St MCKINNON 3204 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 07/06/2024

Property Type: Apartment

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