

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

7/31 Prince Edward Avenue, Mckinnon Vic 3204

Indicative selling price

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

Range between \$870,000 & \$900,000

Median sale price

Median price \$878,000 Property Type Unit Suburb Mckinnon

Period - From 01/07/2024 to 30/09/2024 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	303/24 Mavho St BENTLEIGH 3204	\$880,000	11/07/2024
2	3/27 Nicholson St BENTLEIGH 3204	\$875,000	22/04/2024
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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: 16/10/2024 11:34



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Property Type: Apartment

Agent Comments

Comparable Properties



303/24 Mavho St BENTLEIGH 3204 (REI)

Agent Comments

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Price: \$880,000

Method: Sold Before Auction

Date: 11/07/2024

Property Type: Unit



3/27 Nicholson St BENTLEIGH 3204 (VG)

Agent Comments

 2  -  -

Price: \$875,000

Method: Sale

Date: 22/04/2024

Property Type: Flat/Unit/Apartment (Res)

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.

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