

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

306/270B MCKINNON ROAD 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

\$540,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Feb 2024

to

31 Jan 2025

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

4/300 GRANGE ROAD ORMOND VIC 3204	\$545,000	23-Sep-24
4/39 MAVHO STREET BENTLEIGH VIC 3204	\$550,000	23-Sep-24
103/32 MAVHO STREET BENTLEIGH VIC 3204	\$573,000	27-Nov-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: 03 February 2025



4/300 GRANGE ROAD ORMOND VIC 3204

2 1 1

Sold Price **\$545,000** Sold Date **23-Sep-24**

Distance **1.02km**



4/39 MAVHO STREET BENTLEIGH VIC 3204

2 1 1

Sold Price **\$550,000** Sold Date **23-Sep-24**

Distance **1.09km**



103/32 MAVHO STREET BENTLEIGH VIC 3204

2 1 1

Sold Price **\$573,000** Sold Date **27-Nov-24**

Distance **1.1km**

RS = Recent sale UN = Undisclosed Sale

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