

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

64 Murray Road, Mckinnon Vic 3204

Indicative selling price

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

Single price \$1,625,000

Median sale price

Median price \$1,740,444

House

X

Unit

Suburb

Mckinnon

Period - From 01/07/2017

to 30/06/2018

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	8 Mclean Av BENTLEIGH 3204	\$1,650,000	16/05/2018
2	11 Renown St BENTLEIGH 3204	\$1,648,000	06/04/2018
3	63 Robert St BENTLEIGH 3204	\$1,625,000	19/05/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 781 sqm approx

Agent Comments

Comparable Properties



8 Mclean Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 16/05/2018

Rooms: -

Property Type: House

Land Size: 557 sqm approx



11 Renown St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,648,000

Method: Private Sale

Date: 06/04/2018

Rooms: -

Property Type: House (Res)



63 Robert St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,625,000

Method: Auction Sale

Date: 19/05/2018

Rooms: 6

Property Type: House (Res)

Land Size: 595 sqm approx