



## Statement of Information

# Internet advertising for single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price for Property: Townhouse 25 / 1 to 7 Adelaide Street, McKinnon

Price :  Private Sale

### Median sale price

Median price  House  Suburb or locality

Period - From  to  Source

### Comparable property sales

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 2 Adelaide Street , McKinnon Vic 3204	\$1,203,000	27/10/2018
2 1/4 Prince Edward Ave, McKinnon Vic 3204	\$1,100,000	11/08/2018
3 12 Vine Court, Bentleigh East Vic 3204	\$1,200,000	16/05/2018
4 11B Ross Street, Bentleigh Vic 3204	\$1,175,000	15/09/2018

- The properties presented here, are similar, comparable properties that are to be found in the McKinnon school zone, and have recently sold, with similar features.
- Based on the Valuation of homes in the area, properties in the McKinnon School zone, must be compared with properties in the McKinnon school zone only.
- Townhouses differ from House Median Price, and Unit median price. The average Townhouse in the McKinnon Schools that is not a side by side townhouse, but is modern and new has an approximate median price of \$1.2 - \$1.3M on average.