

Eric Cohen: Director & Owner Officer in Effective Control Licensed Estate Agent ABN 83 092 832 127

Statement of Information Single residential property located within Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

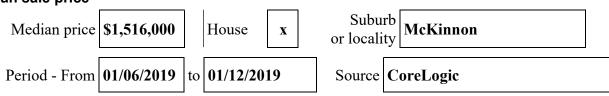
Property offered for sale: 1 / 4 Anne street, McKinnon Vic 3204

Indicative selling price

Price : **\$1,130,000**

,000 Private Sale Negotiable

Median sale price



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 | 42A Murray Road, McKinnon | *\$1,200,000+ | 06/12/2019 |
| 2 | 3/1 Claire street, McKinnon | \$1,200,000 | 09/11/2019 |
| 3 | 50A wheatley Road, McKinnon | \$1,120,000 | 27/10/2019 |
| 4 | 1A O'loughlan street, Ormond | \$1,100,000 | 20/09/2019 |

*Denotes price undisclosed but higher than price listed here.

- Some of the properties presented here, are similar, comparable properties that are to be found in the McKinnon area. Buyers should allow for McKinnon Secondary Collage.
- Care should be taken to adjust for various aspects of the property provided VS the properties provided as comparables, such as finished, and additions.

This statement of information was prepared on:

18/02/2020