



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 Private Sale
Negotiable

Median sale price

Median price \$1,516,000 | House x | Suburb
or locality McKinnon

Period - From 01/06/2019 to 01/12/2019 | Source CoreLogic

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