



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: Undisclosed address, McKinnon

Price : **\$1,850,000** Private Sale
Negotiable

Median sale price

Median price **\$1,722,000** House **x** Suburb or locality **McKinnon**
Period - From **01/03/2018** to **30/09/2018** Source **PDOL**

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	12 Harold Street, McKinnon	\$1,738,000	20/10/2018
2	7 Buckingham Ave, Bentleigh	\$1,798,000	18/08/2018
3	15 Blackshaw Street, Ormond	\$1,845,000	18/08/2018
4	27 Thompson Street, Ormond	\$1,900,000	03/03/2018

- 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.
- This property is unique in building size, orientation, and block size.