



Statement of Information

Single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale: **36B Anne Street, McKinnon Vic 3204**

McKinnon School zone.

Indicative selling price

Price :

\$1,479,000

**Private Sale
Negotiable**

Median sale price

Median price

\$1,550,000

House

x

Suburb
or locality

McKinnon

Period - From

01/06/2020

to

01/09/2020

Source

Core Logic

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 | 9A Harold Street, McKinnon | \$1,600,000 | 26/08/2020 |
| 2 | 7B Murrong Ave, Bentleigh East | \$1,520,000 | 20/06/2020 |
| 3 | 19A Wicklow street, Ormond | \$1,550,000+(un) | 12/06/2020 |
| 4 | 7B Norman Street, McKinnon | \$1,710,000 | 18/06/2020 |
| 5 | 40A Thomasina Street, Bentleigh East (294sqm) | \$1,480,000 | 25/02/2020 |

- Some of 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 when available.
- Note that some properties May exceed 6 months, but are comparable. Otherwise there would be less than 3 comparables available for Display.

This statement of information was prepared on:

20/10/2020