



## Statement of Information

# Single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale: 7/125 McKinnon road.

Crn McKinnon Road & Elm Grove, McKinnon Vic 3204

Indicative selling price

All offers considered!

Price :

\$549,000

Private Sale  
Negotiable

### Median sale price

Median price

\$810,000

Unit

x

Suburb  
or locality

McKinnon

Period - From

01/01/2021

to

01/05/2021

Source

CoreLogic – RP Data

### 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
1 103/61 Lees Street, McKinnon	\$620,000	13/03/2021
2 6/30 Lillimur Road, Ormond*	\$535,000	27/03/2021
3 1/297 Jasper road, Ormond (In zone, on main rd)	\$535.000	15/02/2021

- 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. FACT
- Properties outside the school zone are marked with a \* and are worth less.
- This property is unique in building size, orientation, and block size.

This statement of information was prepared on:

13/07/2021