



Statement of Information Single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale: Undisclosed Address, McKinnon/Ormond Vic 3204

Indicative selling price

915sqm, on 2 Titles.

(X Average Psqm (see below) of \$2718psqm = \$2,486,970)

Price :

\$2,490,000

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	Sqm	PricePsqm	Price	Date of sale
1	198 Centre Road, Bentleigh*	1087sqm	\$2189psqm	\$2,380,000	14/03/2020
2	10 Wright Street, Bentleigh*	770sqm	\$2597psqm	\$2,000,000	04/03/2020
3	18 Smith Street, Bentleigh	696sqm	\$2887psqm	\$2,010,000	22/02/2020
4	24 Wicklow Street, Ormond	668sqm	\$3068psqm	\$2,050,000	21/11/2019
4	26 McKinnon Rd, McKinnon	772sqm	\$2849psqm	\$2,200,000	24/09/2019

*Denotes properties outside the McKinnon School zone

- 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:

14/03/2020