

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/142 McKinnon Road McKinnon VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$525,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,385

Property type

Unit

Suburb

Mckinnon

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

304/23 Bent Street Bentleigh VIC 3204	\$537,000	12-Jun-19
105/25 Nicholson Street Bentleigh VIC 3204	\$530,000	18-Jun-19
4/267 Centre Road Bentleigh VIC 3204	\$575,000	30-Jul-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 November 2019



304/23 Bent Street Bentleigh VIC 3204

 2  1  1

Sold Price

\$537,000

Sold Date

12-Jun-19

Distance

0.48km



105/25 Nicholson Street Bentleigh VIC 3204

 2  1  1

Sold Price

\$530,000

Sold Date

18-Jun-19

Distance

0.62km



4/267 Centre Road Bentleigh VIC 3204

 2  1  1

Sold Price

\$575,000

Sold Date

30-Jul-19

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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