

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

2/140 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,385

Property type

Unit

Suburb

Mckinnon

Period-from

01 Oct 2018

to

30 Sep 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

105/144 McKinnon Road McKinnon VIC 3204	\$595,000	19-May-18
1/11 Claire Street McKinnon VIC 3204	\$590,000	09-Mar-19
2/11 Claire Street McKinnon VIC 3204	\$595,000	11-May-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: 02 October 2019



105/144 McKinnon Road McKinnon VIC 3204

 2  1  1

Sold Price **\$595,000** Sold Date **19-May-18**

Distance **0.02km**



1/11 Claire Street McKinnon VIC 3204

 2  1  1

Sold Price **\$590,000** Sold Date **09-Mar-19**

Distance **0.25km**



2/11 Claire Street McKinnon VIC 3204

 2  1  1

Sold Price **\$595,000** Sold Date **11-May-19**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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