

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

102/144 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000 & \$408,000

Median sale price

Median price \$785,000 Property Type Unit Suburb Mckinnon

Period - From 01/04/2019 to 30/06/2019 Source REIV

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 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	201/2 Ormond Rd ORMOND 3204	\$405,000	17/04/2019
2	6/61 Lees St MCKINNON 3204	\$400,000	18/04/2019
3	5/26 Holloway St ORMOND 3204	\$380,000	13/04/2019

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 six months.~~

This Statement of Information was prepared on:

17/09/2019 16:46



1 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$380,000 - \$408,000
Median Unit Price
June quarter 2019: \$785,000

Comparable Properties

201/2 Ormond Rd ORMOND 3204 (REI/VG)

Agent Comments

1 1 1

Price: \$405,000
Method: Sold Before Auction
Date: 17/04/2019
Property Type: Apartment

6/61 Lees St MCKINNON 3204 (VG)

Agent Comments

1 - -

Price: \$400,000
Method: Sale
Date: 18/04/2019
Property Type: Strata Unit/Flat



5/26 Holloway St ORMOND 3204 (REI/VG)

Agent Comments

1 1 1

Price: \$380,000
Method: Auction Sale
Date: 13/04/2019
Property Type: Apartment