

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,770

Property type

Unit

Suburb

Mckinnon

Period-from

01 Dec 2018

to

30 Nov 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

105/25 Nicholson Street Bentleigh VIC 3204	\$530,000	18-Jun-19
7/30 Lillimur Road Ormond VIC 3204	\$525,000	05-Oct-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: 13 December 2019



**105/25 Nicholson Street Bentleigh  
VIC 3204**

 2  1  1

Sold Price

**\$530,000**

Sold Date

**18-Jun-19**

Distance

**0.62km**



**7/30 Lillimur Road Ormond VIC  
3204**

 2  1  1

Sold Price

**\$525,000**

Sold Date

**05-Oct-19**

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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