

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

104/144 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Oct 2023

to

30 Sep 2024

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

8/23 BENT STREET BENTLEIGH VIC 3204	\$530,000	06-Sep-24
202/40 MAVHO STREET BENTLEIGH VIC 3204	\$530,000	03-Oct-24
3/24 MAVHO STREET BENTLEIGH VIC 3204	\$575,000	02-Aug-24

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: 21 October 2024

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8/23 BENT STREET BENTLEIGH VIC 3204 Sold Price **\$530,000** Sold Date **06-Sep-24**
 Distance **0.48km**
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202/40 MAVHO STREET BENTLEIGH VIC 3204 Sold Price ^{RS} **\$530,000** Sold Date **03-Oct-24**
 Distance **0.85km**
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3/24 MAVHO STREET BENTLEIGH VIC 3204 Sold Price **\$575,000** Sold Date **02-Aug-24**
 Distance **0.96km**
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RS = Recent sale UN = Undisclosed Sale

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