

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

109/270B 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

\$650,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 May 2023

to

30 Apr 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

403/240 MCKINNON ROAD MCKINNON VIC 3204	\$660,000	18-Nov-23
111/6 CLAIRE STREET MCKINNON VIC 3204	\$680,000	08-May-24
201/10 STATION AVENUE MCKINNON VIC 3204	\$720,000	26-Feb-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: 13 May 2024



**403/240 MCKINNON ROAD
MCKINNON VIC 3204**

 2  2  1

Sold Price **\$660,000** Sold Date **18-Nov-23**

Distance **0.1km**



**111/6 CLAIRE STREET MCKINNON
VIC 3204**

 2  2  1

Sold Price ^{RS} **\$680,000** Sold Date **08-May-24**

Distance **0.24km**



**201/10 STATION AVENUE
MCKINNON VIC 3204**

 2  2  1

Sold Price **\$720,000** Sold Date **26-Feb-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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