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	3/7 Shanahan Crescent, Mckinnon Vic 3204

Indicative selling price

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

Single price $1,385,000

Median sale price

Median price $794,000 Property Type Unit Suburb Mckinnon

Period - From 01/01/2024 to 31/03/2024 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	1/22 Clements St BENTLEIGH EAST 3165	$1,341,000	16/03/2024
2			
3			

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: 03/07/2024 14:57

3/7 Shanahan Crescent, Mckinnon Vic 3204



3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,385,000
Median Unit Price
March quarter 2024: $794,000

Comparable Properties



1/22 Clements St BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,341,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit
Land Size: 311 sqm approx

Agent Comments

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.

Account - Buxton | P: 03 9563 9933

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