Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	36b Anne Street, McKinnon

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	$1,500,000	&	$1,650,000

Median sale price

Median price	$1,700,000	Property type	House	Suburb	McKinnon
Period - From	01/04/2024	to	30/06/2024	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
11a Molden Street, Bentleigh East	$1,640,000	10/08/2024
44a Daley Street, Bentleigh	$1,625,000	11/06/2024
73 Burrindi Road, Caulfield South	$1,600,000	21/05/2024

This Statement of Information was prepared on: 19/08/2024