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	2/2 Graham Avenue, Mckinnon, VIC 3204

Indicative selling price

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

Single price	$499,000	or range between		&

Median sale price

Median price	$ 830,000	Property type	Unit	Suburb	MCKINNON
Period - From	21/09/2023	to	20/09/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/9 Bent Street Bentleigh Vic 3204	$507,500	2024-08-17
2	311/24 Becket Avenue Bentleigh East Vic 3165	$446,000	2024-06-17
3	6/2 Ulupna Road Ormond Vic 3204	$472,000	2024-08-29

This Statement of Information was prepared on: 21/09/2024

CONSUMER AFFAIRS VICTORIA