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<br>Including suburb and postcode | 74 Murray Road, Mckinnon, VIC 3204 |

## Indicative selling price

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

Range between $3,250,000 & $3,500,000

## Median sale price

Median price $1,910,000 Property Type House Suburb MCKINNON

Period - From 07/05/2024 to 06/11/2024 Source core_logic

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 28 Bethell Street Ormond Vic 3204 | $3,225,000 | 2024-11-01 |
| 2 8 Miles Street Bentleigh Vic 3204 | $3,068,000 | 2024-08-03 |
| 3 17 Clapperton Street Bentleigh Vic 3204 | $3,596,000 | 2024-09-07 |

This Statement of Information was prepared on: 07/11/2024