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	2/46 Hall Street, Mckinnon Vic 3204

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $878,000 Property Type Unit Suburb Mckinnon

Period - From 01/07/2024 to 30/09/2024 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	1/12 Marma Rd MURRUMBEENA 3163	$995,000	12/10/2024
2	2/1 Graham Av MCKINNON 3204	$932,000	14/09/2024
3	2/78 Moonya Rd CARNEGIE 3163	$950,000	17/08/2024

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: 11/11/2024 17:35

2/46 Hall Street, Mckinnon Vic 3204

RT Edgar

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3 2 2

Property Type: Land

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
September quarter 2024: $878,000

Comparable Properties



1/12 Marma Rd MURRUMBEENA 3163 (REI)

3 1 1

Price: $995,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit
Land Size: 335 sqm approx

Agent Comments



2/1 Graham Av MCKINNON 3204 (REI)

3 2 1

Price: $932,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Single)

Agent Comments



2/78 Moonya Rd CARNEGIE 3163 (REI/VG)

3 2 2

Price: $950,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Townhouse (Res)

Agent Comments

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