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	3/142 Mckinnon Road, Mckinnon Vic 3204

Indicative selling price

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

Single price	$459,000

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	101/27 Bent St BENTLEIGH 3204	$520,000	28/10/2024
2	104/633 Centre Rd BENTLEIGH EAST 3165	$462,000	05/10/2024
3	2/142 Mckinnon Rd MCKINNON 3204	$460,000	21/08/2024

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: 14/12/2024 23:02

3/142 Mckinnon Road, Mckinnon Vic 3204



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$459,000
Median Unit Price
September quarter 2024: $878,000

Comparable Properties



101/27 Bent St BENTLEIGH 3204 (REI/VG)

2 1 1

Price: $520,000
Method: Private Sale
Date: 28/10/2024
Property Type: Apartment

Agent Comments



104/633 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $462,000
Method: Private Sale
Date: 05/10/2024
Property Type: Apartment

Agent Comments



2/142 Mckinnon Rd MCKINNON 3204 (REI/VG)

2 1 1

Price: $460,000
Method: Private Sale
Date: 21/08/2024
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9563 9933

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