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	2/309 Mckinnon Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,250,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2023 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
1	2b swindon Gr MCKINNON 3204	$910,000	27/08/2024
2	3/62 Lillimur Rd ORMOND 3204	$900,000	10/05/2024
3			

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: 24/09/2024 12:49



2 1 1

Property Type: Flat

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending June 2024: $1,250,000

Comparable Properties



2b swindon Gr MCKINNON 3204 (REI)

2 1 1

Price: $910,000
Method: Sold Before Auction
Date: 27/08/2024
Property Type: Unit

Agent Comments



3/62 Lillimur Rd ORMOND 3204 (REI/VG)

3 1 1

Price: $900,000
Method: Sold Before Auction
Date: 10/05/2024
Property Type: Unit

Agent Comments

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

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