

Statement of Information

Internet advertising for single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price for Property: Undisclosed Address, McKinnon

Price : \$1,850,000 **Private Sale**
Negotiable

Median sale price

Median price \$1,815,000 | House x | Suburb or locality McKinnon
 Period - From 01/01/2018 to 31/03/2018 | Source PDOL

Comparable property sales

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	Not Available	\$	2018
2	Not Available	\$	2018
3	Not Available	\$	2018

- This property is Unique, due to its Large size, Orientation, and block Size. The agent does not believe that there are any properties of similar nature that have sold in the past 6 months, within 2Km, that resemble this property.
- The properties presented here, are similar, comparable properties that are to be found in the McKinnon school zone, and have recently sold, with similar features.
- Based on the Valuation of homes in the area, properties in the McKinnon School zone, must be compared with properties in the McKinnon school zone only.