

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	99 Nicholson Street, Mckinnon Vic 3204
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$844,500"/>	House	<input type="text"/>	Unit	<input type="text" value="X"/>	Suburb	<input type="text" value="Mckinnon"/>
Period - From	<input type="text" value="01/07/2016"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	1,3,4,10/32 Mavho St BENTLEIGH 3204	\$778,000	28/04/2017
2	1/22 Station Av MCKINNON 3204	\$750,000	25/03/2017
3	1/34a Glen Orme Av MCKINNON 3204	\$745,000	26/08/2017

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.



Rooms:
Property Type: Unit
Agent Comments

Dare to be different with this warehouse style 2 bedroom sensation in the heart of McKinnon Village. A new vision of townhouse living, this sophisticated retreat features a 1st floor open plan entertaining area with apartment style stone kitchen, 2 balconies, 2 chic bedrooms (BIRs), stylish bathroom, distant views & auto garaging for 2. With cafes at your door, McKinnon station & boutique shopping, walk to McKinnon Sec College.

Comparable Properties



1,3,4,10/32 Mavho St BENTLEIGH 3204 (REI) [Agent Comments](#)



Price: \$778,000
Method: Private Sale
Date: 28/04/2017
Rooms: -
Property Type: Apartment

1/22 Station Av MCKINNON 3204 (VG) [Agent Comments](#)



Price: \$750,000
Method: Sale
Date: 25/03/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/34a Glen Orme Av MCKINNON 3204 (REI) [Agent Comments](#)



Price: \$745,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: Unit