

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	1/6 Lillimur Rd ORMOND 3204	\$728,250	15/10/2017
2	3/22 Station Av MCKINNON 3204	\$711,000	06/10/2017
3	2b Elm Gr MCKINNON 3204	\$690,000	01/11/2017

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.



2 1 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$719,500
Median House Price
 September quarter 2017: \$1,825,000

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



1/6 Lillimur Rd ORMOND 3204 (REI)

[Agent Comments](#)

2 1 2

Price: \$728,250
Method: Auction Sale
Date: 15/10/2017
Rooms: -
Property Type: Unit



3/22 Station Av MCKINNON 3204 (REI)

[Agent Comments](#)

2 2 1

Price: \$711,000
Method: Sold Before Auction
Date: 06/10/2017
Rooms: 5
Property Type: Townhouse (Res)



2b Elm Gr MCKINNON 3204 (REI)

[Agent Comments](#)

2 1 1

Price: \$690,000
Method: Private Sale
Date: 01/11/2017
Rooms: -
Property Type: Apartment
Land Size: 239 sqm approx