

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

270 Tucker Road, Mckinnon Vic 3204

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,200,000

Median sale price

Median price \$1,700,000

House

X

Unit

Suburb Mckinnon

Period - From 01/04/2017

to

30/06/2017

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		
2		
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.



6 3 4

Rooms:

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

This impressive 6 bedroom 3 bathroom family entertainer has 5 generous living areas (gas log fire), sleek stone kitchen, a huge covered deck & a circular drive with auto gates to a double auto garage. McKinnon Secondary College zone.

Comparable Properties



**233 Booran Rd CAULFIELD SOUTH 3162
(REI/VG)**

Agent Comments

4 2 2

Price: \$2,351,000

Method: Auction Sale

Date: 07/05/2017

Rooms: 8

Property Type: House (Res)

Land Size: 676 sqm approx

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.