



4   3.5   2

**Rooms:** 2  
**Property Type:** Townhouse  
**Land Size:** 309 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,660,000 - \$1,750,000  
**Median House Price**  
March quarter 2017: \$1,850,000

Finished to exacting standards, this high end 4 bedroom + study 3.5 bathroom masterpiece is pioneering in its innovation, finish and design, featuring 2 stunning living zones (ethanol fire), designer 'raw concrete' stone kitchen (WI pantry, Bosch appls), hotel style main bedrm (double shower ensuite & WIR), Spotted Gum BBQ deck & 1.5 car auto garage. McKinnon College zone.

## Comparable Properties



**21a Wild Cherry Rd ORMOND 3204 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,775,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** -  
**Property Type:** House

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.

## 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

239 Tucker Road, Mckinnon Vic 3204

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,660,000

&amp;

\$1,750,000

**Median sale price**

Median price \$1,850,000

House X

Suburb Mckinnon

Period - From 01/01/2017 to 31/03/2017

Source REIV

**Comparable property sales**

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