

## 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 price

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

Range between \$2,000,000 & \$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 | 283 Poath Rd MURRUMBEENA 3163   | \$2,200,000 | 01/04/2017   |
| 2 | 8 Lees St MCKINNON 3204         | \$2,095,000 | 16/06/2017   |
| 3 | 31 Lilac St BENTLEIGH EAST 3165 | \$2,060,000 | 18/02/2017   |

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.



 6    3    4

**Rooms:**  
**Property Type:** House  
**Land Size:** 697 sqm approx

**Agent Comments**

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

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

June quarter 2017: \$1,700,000

## Comparable Properties



**283 Poath Rd MURRUMBEENA 3163 (REI)**

**Agent Comments**

 5    5    2

**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** House (Res)



**8 Lees St MCKINNON 3204 (REI)**

**Agent Comments**

 4    3    3

**Price:** \$2,095,000  
**Method:** Sold Before Auction  
**Date:** 16/06/2017  
**Rooms:** 7  
**Property Type:** House (Res)



**31 Lilac St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$2,060,000  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 748 sqm approx