

## 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

64 Murray 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)

Single price \$1,749,000

#### Median sale price

Median price \$1,740,444

House

X

Unit

Suburb

Mckinnon

Period - From 01/07/2017

to 30/06/2018

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	74 Murray Rd MCKINNON 3204	\$1,828,000	20/03/2018
2	22 Glen Orme Av MCKINNON 3204	\$1,650,000	05/05/2018
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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 781 sqm approx

Agent Comments

## Comparable Properties



**74 Murray Rd MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$1,828,000

**Method:** Private Sale

**Date:** 20/03/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**22 Glen Orme Av MCKINNON 3204 (REI/VG)**

Agent Comments



**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 05/05/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 613 sqm approx