

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3/1 Graham Avenue, MCKINNON 3204

### Indicative selling price

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

**Range \$860,000 - \$910,000**

### Median sale price

Median **Unit** for **MCKINNON** for period **Jan 2018 - Jan 2019**

Sourced from **REIV**.

**\$1,075,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2/4 Prince Edward Avenue,**  
Mckinnon 3204

Price **\$1,017,500** Sold 04  
December 2018

**3/4 Prince Edward Avenue,**  
Mckinnon 3204

Price **\$1,075,000** Sold 29  
November 2018

**38A Murray Road,**  
Mckinnon 3204

Price **\$1,065,000** Sold 24  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Unit

 **3 beds**

 **2 baths**

 **1 parking**

#### Nicholson Real Estate

21-23 Nicholson Street,  
Brunswick VIC 3057

#### Contact agents



**Angelo Scambiatterra**

0418339827

[angelo@nicholsonre.com.au](mailto:angelo@nicholsonre.com.au)

**NICHOLSON**  
REAL ESTATE