

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale:

Address

Indicative selling prices:

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

Unit type or class		Lower price		Higher price
Three Bedroom Townhouses	Range between	\$1,100,000	&	\$1,250,000
Four Bedroom Townhouses	Range between	\$1,249,000	&	\$1,399,000

Suburb median sale price:

Median price

Suburb

Period - From

To

Source

Comparable property sales:

	Address of comparable unit	Price	Date of sale
THREE BEDROOM TOWNHOUSES	1. 25 Lees Street, McKinnon Vic 3204	\$1,115,000	16/02/2019
	2. 4/42 Wright Street, McKinnon Vic 3204	\$1,190,000	02/03/2019
	3. 2 Adelaide Street, McKinnon Vic 3204	\$1,203,000	27/10/2018

	Address of comparable unit	Price	Date of sale
FOUR BEDROOM TOWNHOUSES	1. 45 Queen Street, Ormond Vic 3204	\$1,420,000	10/11/2018
	2. 43 Nicholson Street, Bentleigh Vic 3204	\$1,445,000	30/03/2019
	3. 30 Leinster Street, Ormond Vic 3204	\$1,447,000	06/04/2019