Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale:

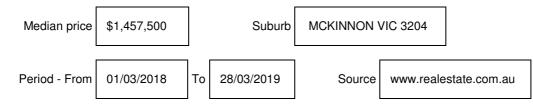
Address 1 - 18 / 23 - 27 PRINCE EDWARD AVENUE, MCKINNON VIC 3204

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:



Comparable property sales:

Address of comparable unit			Price	Date of sale
THREE BEDROOM TOWNHOUSES	1. 25	5 Lees Street, McKinnon Vic 3204	\$1,115,000	16/02/2019
	2. 4/4	42 Wright Street, McKinnon Vic 3204	\$1,190,000	02/03/2019
	3. 27	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

