## 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

15/15a Wattle Grove, Mckinnon Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$990,000		&		\$1,050,0	000		
Median sale p	rice							
Median price	\$1,484,000	Pro	operty Type	Том	nhouse		Suburb	Mckinnon
Period - From	21/03/2023	to	20/03/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	1b Oakleigh Rd CARNEGIE 3163	\$1,200,000	18/02/2024
2	2/26 Whitmuir Rd BENTLEIGH 3204	\$1,180,000	10/02/2024
3	48b Miller St CARNEGIE 3163	\$980,000	20/10/2023

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.

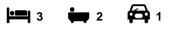
This Statement of Information was prepared on:

21/03/2024 09:45









Property Type: Townhouse (Single) Agent Comments

**Indicative Selling Price** \$990,000 - \$1,050,000 **Median Townhouse Price** 21/03/2023 - 20/03/2024: \$1,484,000

# **Comparable Properties**



1b Oakleigh Rd CARNEGIE 3163 (REI)



Price: \$1,200,000 Method: Sold After Auction Date: 18/02/2024 Property Type: Townhouse (Single) Agent Comments

Agent Comments



2/26 Whitmuir Rd BENTLEIGH 3204 (REI)

2



Price: \$1,180,000 Method: Auction Sale Date: 10/02/2024 Property Type: Unit

48b Miller St CARNEGIE 3163 (REI/VG)



Agent Comments



Price: \$980.000 Method: Sold Before Auction Date: 20/10/2023 Property Type: Unit Land Size: 305 sqm approx

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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