

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 consumer.vic.gov.au/underquoting

Range between \$990,000 & \$1,050,000

Median sale price

Median price \$1,484,000 Property Type Townhouse Suburb Mckinnon

Period - From 21/03/2023 to 20/03/2024 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	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



3 2 1

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)

Agent Comments

3 2 1

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



2/26 Whitmuir Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 1

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



48b Miller St CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$980,000
Method: Sold Before Auction
Date: 20/10/2023
Property Type: Unit
Land Size: 305 sqm approx

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