

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

1/70 Whitmuir Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,131,500

Property Type Unit

Suburb Mckinnon

Period - From 01/01/2023

to 31/03/2023

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	2/67 Wright St MCKINNON 3204	\$1,183,000	17/03/2023
2	8/195-197 North Rd GARDENVALE 3185	\$1,155,000	08/12/2022
3	9a Hopkins St MCKINNON 3204	\$1,130,000	06/04/2023

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:

22/04/2023 16:26

1/70 Whitmuir Road, Mckinnon Vic 3204

Jellis Craig

Melina Scriva

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

March quarter 2023: \$1,131,500



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



2/67 Wright St MCKINNON 3204 (REI)

Agent Comments

3 2 2

Price: \$1,183,000

Method: Sold Before Auction

Date: 17/03/2023

Property Type: Unit

Land Size: 463 sqm approx



8/195-197 North Rd GARDENVALE 3185 (REI)

Agent Comments

3 2 2

Price: \$1,155,000

Method: Private Sale

Date: 08/12/2022

Property Type: Townhouse (Single)



9a Hopkins St MCKINNON 3204 (REI)

Agent Comments

3 2 2

Price: \$1,130,000

Method: Private Sale

Date: 06/04/2023

Property Type: House

Account - Jellis Craig | P: 03 9194 1200



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