

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

18/15a Wattle Grove, Mckinnon Vic 3204

Indicative selling price

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

Range between \$730,000

&

\$800,000

Median sale price

Median price \$1,038,000

House

Unit

X

Suburb

Mckinnon

Period - From 01/04/2018

to

31/03/2019

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	19 Ross St BENTLEIGH 3204	\$780,000	16/02/2019
2	4/37-39 Hopkins St MCKINNON 3204	\$780,000	21/11/2018
3	3/58 Bent St MCKINNON 3204	\$745,770	18/03/2019

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.



Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



19 Ross St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$780,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 663 sqm approx



4/37-39 Hopkins St MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$780,000

Method: Sold Before Auction

Date: 21/11/2018

Rooms: -

Property Type: Unit



3/58 Bent St MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$745,770

Method: Private Sale

Date: 18/03/2019

Rooms: -

Property Type: Unit