

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

74 Whitmuir Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,820,500

Property Type House

Suburb Mckinnon

Period - From 01/10/2022

to

30/09/2023

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	11B Crozier Ct MCKINNON 3204	\$1,750,000	31/05/2023
2	1/43 Hopkins St MCKINNON 3204	\$1,710,000	09/09/2023
3	1b Wilson St BENTLEIGH 3204	\$1,710,000	22/07/2023

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:

19/10/2023 06:36

74 Whitmuir Road, Mckinnon Vic 3204

Jellis Craig

Myron Ching

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending September 2023: \$1,820,500



4 2 2

Property Type: Townhouse

Land Size: 448 sqm approx

Comparable Properties



11B Crozier Ct MCKINNON 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,750,000

Method: Private Sale

Date: 31/05/2023

Property Type: Townhouse (Single)



1/43 Hopkins St MCKINNON 3204 (REI)

Agent Comments

3 2 2

Price: \$1,710,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Townhouse (Res)



1b Wilson St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,710,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500



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