

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

69 Wright Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,600,000

&

\$2,700,000

Median sale price

Median price \$1,780,500

Property Type House

Suburb Mckinnon

Period - From 01/10/2022

to

31/12/2022

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	10 Rose St BENTLEIGH 3204	\$2,855,000	19/10/2022
2	65 Mitchell St BENTLEIGH 3204	\$2,811,000	11/02/2023
3	4 Park Cr BENTLEIGH 3204	\$2,800,000	09/11/2022

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:

02/03/2023 11:15



4 2 3

Property Type: House

Land Size: 867 sqm approx

Agent Comments

Comparable Properties



10 Rose St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$2,855,000

Method: Sold Before Auction

Date: 19/10/2022

Property Type: House (Res)

Land Size: 794 sqm approx



65 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

5 2 1

Price: \$2,811,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)



4 Park Cr BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$2,800,000

Method: Private Sale

Date: 09/11/2022

Property Type: House

Land Size: 558 sqm approx