

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

4/10 Wattle Grove, Mckinnon Vic 3204

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Mckinnon

Period - From 01/01/2024 to 31/12/2024 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	5/10 Wattle Gr MCKINNON 3204	\$485,000	04/12/2024
2	2/10 Wattle Gr MCKINNON 3204	\$510,000	05/10/2024
3			

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:

28/01/2025 11:41

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Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

Year ending December 2024: \$810,000



Rooms: 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



5/10 Wattle Gr MCKINNON 3204 (REI)

Agent Comments



Price: \$485,000

Method: Sold Before Auction

Date: 04/12/2024

Property Type: Unit



2/10 Wattle Gr MCKINNON 3204 (REI)

Agent Comments



Price: \$510,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Unit

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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