Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

1 7	
Address	4/10 Wattle Grove, Mckinnon Vic 3204
Including suburb and	

postcode

Indicative selling price

Property offered for sale

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	Pro	perty Type	Jnit		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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

В* 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



RT Edgar

Jason Isaacs 9533 0222 0488 700 789 iisaacs@rtedgar.com.au

Indicative Selling Price \$450,000 - \$490,000 **Median Unit Price** Year ending December 2024: \$810,000

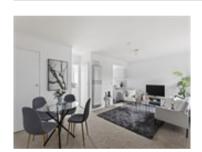


Rooms: 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



5/10 Wattle Gr MCKINNON 3204 (REI)

Price: \$485,000

Method: Sold Before Auction

Date: 04/12/2024 Property Type: Unit **Agent Comments**



2/10 Wattle Gr MCKINNON 3204 (REI)

Price: \$510,000 Method: Auction Sale Date: 05/10/2024 Property Type: Unit





Agent Comments

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



