

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

2/60 Wheatley Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$927,000

Property Type Unit

Suburb Mckinnon

Period - From 01/10/2023

to 31/12/2023

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	2/558 Centre Rd BENTLEIGH 3204	\$1,110,000	18/11/2023
2	3/7 Station Av MCKINNON 3204	\$1,100,000	07/10/2023
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:

02/04/2024 17:21

2/60 Wheatley Road, Mckinnon Vic 3204

**Jellis
Craig**

Sarah Gursansky
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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

December quarter 2023: \$927,000



3 2 1

Property Type: Unit

Agent Comments

Comparable Properties



2/558 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,110,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)



3/7 Station Av MCKINNON 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$1,100,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

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 - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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