

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 4/58-60 Whitmuir Road, Mckinnon Vic 3204

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$759,000 Property Type Unit Suburb Mckinnon

Period - From 01/04/2019 to 31/03/2020 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	23/27 Patterson Rd BENTLEIGH 3204	\$672,500	21/03/2020
2	6/27 Patterson Rd BENTLEIGH 3204	\$660,000	08/04/2020
3	6/12 Leila Rd CARNEGIE 3163	\$650,000	20/06/2020

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: 14/07/2020 14:48



Property Type: Unit

Agent Comments

Comparable Properties



23/27 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$672,500

Method: Auction Sale

Date: 21/03/2020

Property Type: Unit

6/27 Patterson Rd BENTLEIGH 3204 (VG)

Agent Comments



Price: \$660,000

Method: Sale

Date: 08/04/2020

Property Type: Flat/Unit/Apartment (Res)

Land Size: 120 sqm approx



6/12 Leila Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 3

Property Type: Unit