

# 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

2a Wembley Grove, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$1,470,000

Property Type Unit

Suburb Mckinnon

Period - From 01/04/2021

to 30/06/2021

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	1/127 East Boundary Rd BENTLEIGH EAST 3165	\$972,000	15/05/2021
2	59a North Av BENTLEIGH 3204	\$965,000	19/04/2021
3	4/87 Thomas St BRIGHTON EAST 3187	\$910,000	15/07/2021

**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:

14/10/2021 11:43

2a Wembley Grove, Mckinnon Vic 3204



2 2 1

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 237 sqm approx

**Agent Comments**

John Pollard

03 9557 5500

0418 331 533

jpollard@woodards.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

June quarter 2021: \$1,470,000

## Comparable Properties



**1/127 East Boundary Rd BENTLEIGH EAST  
3165 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$972,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** Unit



**59a North Av BENTLEIGH 3204 (REI)**

**Agent Comments**

3 1 1

**Price:** \$965,000

**Method:** Sold Before Auction

**Date:** 19/04/2021

**Property Type:** Unit



**4/87 Thomas St BRIGHTON EAST 3187  
(REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$910,000

**Method:** Sold Before Auction

**Date:** 15/07/2021

**Property Type:** Unit

**Account - Woodards Bentleigh** | P: 03 9557 5500 | F: 03 9557 6133



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.