

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

6 CRESWICK GROVE MCKINNON VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,580,000

&

\$1,730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,885,000

Property type

House

Suburb

Mckinnon

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

33 FIELD STREET MCKINNON VIC 3204	\$1,750,000	21-Sep-24
1 HUDSON STREET MCKINNON VIC 3204	\$1,725,000	12-Oct-24
13 BRUCE STREET BENTLEIGH VIC 3204	\$1,740,000	25-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 11 December 2024


**33 FIELD STREET MCKINNON VIC
3204**
 3  2  1

Sold Price

^{RS} **\$1,750,000**

Sold Date

21-Sep-24

Distance

0.38km

**1 HUDSON STREET MCKINNON VIC
3204**
 3  2  2

Sold Price

^{RS} **\$1,725,000**

Sold Date

12-Oct-24

Distance

0.45km

**13 BRUCE STREET BENTLEIGH VIC
3204**
 3  -  -

Sold Price

^{RS} **\$1,740,000** ^{UN}

Sold Date

25-Oct-24

Distance

0.64km
RS = Recent sale

UN = Undisclosed Sale

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