

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

8/8-A WATTLE 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

\$2,650,000

&

\$2,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,800,000

Property type

House

Suburb

Mckinnon

Period-from

01 Sep 2022

to

31 Aug 2023

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

1 WATTLE GROVE MCKINNON VIC 3204	\$2,550,000	11-Apr-22
90 WHEATLEY ROAD MCKINNON VIC 3204	\$2,535,000	22-May-23
28 JEAN STREET MCKINNON VIC 3204	\$2,488,000	28-Mar-23

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: 06 September 2023



1 WATTLE GROVE MCKINNON VIC 3204

Sold Price

\$2,550,000

Sold Date

11-Apr-22

 6

 2

 5

Distance

0.07km



90 WHEATLEY ROAD MCKINNON VIC 3204

Sold Price

^{RS} **\$2,535,000**

Sold Date

22-May-23

 5

 2

 2

Distance

0.12km



28 JEAN STREET MCKINNON VIC 3204

Sold Price

\$2,488,000

Sold Date

28-Mar-23

 5

 3

 4

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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