

# 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

104a Wheatley Road, 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,730,000 Property Type Townhouse Suburb Mckinnon

Period - From 02/10/2022 to 01/10/2023 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	318b McKinnon Rd MCKINNON 3204	\$2,000,000	02/05/2023
2			
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: 02/10/2023 13:45



 3    2    1

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 320 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median Townhouse Price**

02/10/2022 - 01/10/2023: \$1,730,000

## Comparable Properties



**318b McKinnon Rd MCKINNON 3204 (REI/VG)** [Agent Comments](#)

 4    2    1

**Price:** \$2,000,000

**Method:** Sold Before Auction

**Date:** 02/05/2023

**Property Type:** Townhouse (Res)

**Land Size:** 442 sqm approx

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.