

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

15/15A Wattle Grove, Mckinnon Vic 3204

Indicative selling price

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

Range between \$930,000 & \$990,000

Median sale price

Median price \$1,538,000 Property Type Townhouse Suburb Mckinnon

Period - From 28/02/2023 to 27/02/2024 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	14/170 Mckinnon Rd MCKINNON 3204	\$1,022,000	01/09/2023
2	10/3 Adelaide St MCKINNON 3204	\$955,000	02/12/2023
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: 28/02/2024 14:51



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 2
 2

Property Type: Townhouse

Indicative Selling Price

\$930,000 - \$990,000

Median Townhouse Price

28/02/2023 - 27/02/2024: \$1,538,000

Comparable Properties



14/170 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

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 2

Price: \$1,022,000

Method: Private Sale

Date: 01/09/2023

Property Type: Townhouse (Single)



10/3 Adelaide St MCKINNON 3204 (REI/VG)

Agent Comments

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 2

Price: \$955,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

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.

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