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	2/60 Wheatley Road, Mckinnon Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,300,000	&	\$1,380,000

Median sale price

Median price	\$927,000	Pro	perty Type U	Init		Suburb	Mckinnon
Period - From	01/10/2023	to	31/12/2023	So	ource	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

Address of comparable property		Price	Date of sale
1	2/32 Leopold St CAULFIELD SOUTH 3162	\$1,301,000	21/10/2023
2	1/1 Anne St MCKINNON 3204	\$1,300,000	23/09/2023
3	3 Davey Av BRIGHTON EAST 3187	\$1,250,000	09/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/02/2024 10:14





Trent Collie 9593 4500 0425 740 484 trentcollie@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,380,000 **Median Unit Price** December quarter 2023: \$927,000



Property Type: Unit **Agent Comments**

Comparable Properties



2/32 Leopold St CAULFIELD SOUTH 3162

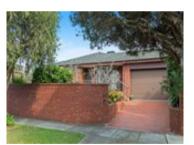
(REI/VG)

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Price: \$1,301,000 Method: Auction Sale Date: 21/10/2023 Property Type: Unit

Land Size: 633 sqm approx

Agent Comments



1/1 Anne St MCKINNON 3204 (REI/VG)

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Price: \$1,300,000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit

Agent Comments



3 Davey Av BRIGHTON EAST 3187 (REI/VG)

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Price: \$1,250,000 Method: Private Sale Date: 09/12/2023 Property Type: Villa

Land Size: 260 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



