

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

2/70-72 WHITMUIR ROAD 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

\$810,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 May 2023

to

30 Apr 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

4/15 WATTLE AVENUE GLEN HUNTLY VIC 3163	\$830,000	02-Mar-24
3/10 GLEN ORME AVENUE MCKINNON VIC 3204	\$843,000	16-Mar-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.

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4/15 WATTLE AVENUE GLEN HUNTLY VIC 3163

3 1 1

Sold Price **\$830,000** Sold Date **02-Mar-24**

Distance **2.26km**



3/10 GLEN ORME AVENUE MCKINNON VIC 3204

3 1 1

Sold Price **\$843,000** Sold Date **16-Mar-24**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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