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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

Address  
Including suburb and  
postcode 3/16 Wembley Grove, McKinnon 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$800,000 & \$880,000

## Median sale price

Median price \$845,000 Property type Unit Suburb McKinnon

Period - From 01/07/2023 to 30/09/2023 Source R.E.I.V

## Comparable property sales

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
2/16 Park Avenue, Glen Huntly 3163	\$882,000	03/08/2023
14/27 Patterson Road, Bentleigh 3204	\$810,000	30/09/2023
2/32 Vickery Street, Bentleigh 3204	\$850,000	26/08/2023

This Statement of Information was prepared on: 12/11/2023