

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

4 Creswick Grove, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,880,000 Property Type House Suburb Mckinnon

Period - From 01/07/2023 to 30/09/2023 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	71 Mckinnon Rd MCKINNON 3204	\$2,160,000	06/10/2023
2	19 Bruce St BENTLEIGH 3204	\$2,120,000	01/11/2023
3	42 Carlton St MCKINNON 3204	\$2,115,000	26/07/2023

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:

06/11/2023 17:05



Property Type: House

Agent Comments

Comparable Properties



71 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments



Price: \$2,160,000

Method: Sold Before Auction

Date: 06/10/2023

Property Type: House (Res)



19 Bruce St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$2,120,000

Method: Private Sale

Date: 01/11/2023

Property Type: House



42 Carlton St MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$2,115,000

Method: Sold Before Auction

Date: 26/07/2023

Property Type: House (Res)

Land Size: 375 sqm approx