

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

71B Wheatley 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

\$1,700,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

Other

Suburb

Mckinnon

Period-from

01 Jun 2019

to

31 May 2020

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

42B Whitmuir Road Bentleigh VIC 3204	\$1,705,000	22-Feb-20
32 Spring Road Caulfield South VIC 3162	\$1,735,000	12-Feb-20
38 Centre Road Brighton East VIC 3187	\$1,782,000	24-Mar-20

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.~~

This Statement of Information was prepared on: 09 June 2020



42B Whitmuir Road Bentleigh VIC 3204

Sold Price

\$1,705,000

Sold Date

22-Feb-20

 4  2  2

Distance

0.4km



32 Spring Road Caulfield South VIC 3162

Sold Price

\$1,735,000^{UN}

Sold Date

12-Feb-20

 4  2  2

Distance

1.35km



38 Centre Road Brighton East VIC 3187

Sold Price

\$1,782,000

Sold Date

24-Mar-20

 4  2  2

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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