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	56 Whitmuir Road, Mckinnon, VIC 3204

Indicative selling price

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

Single price	$2,200,000

Median sale price

Median price	$1,885,000	Property Type	House	Suburb	Mckinnon
Period - From	09/06/2024	to	08/12/2024	Source	core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	8 Clapperton Street Bentleigh Vic 3204	$2,000,000	2024-10-30
2	16 Coates Street Bentleigh Vic 3204	$2,100,000	2024-08-08
3	56 Brewer Road Bentleigh Vic 3204	$2,150,000	2024-07-03

This Statement of Information was prepared on: 09/12/2024