

# 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 201/3 Claire Street, McKinnon, VIC 3204

### Indicative selling price

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

Single Price \$560,000

### Median sale price

Median price \$885,000 Property Type Apartment Suburb McKinnon (3204)

Period - From 01/02/2023 to 31/01/2024 Source CoreLogic

### Comparable property sales

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
10/3 CLAIRE STREET, MCKINNON VIC 3204	\$686,000	25/09/2023
6/6 CLAIRE STREET, MCKINNON VIC 3204	\$720,000	19/09/2023
104/31 PRINCE EDWARD AVENUE, MCKINNON VIC 3204	\$640,000	11/11/2023

This Statement of Information was prepared on: 01/02/2024