## 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	

#### Indicative selling price

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

#### Median sale price

Median price	\$794,000	Pro	perty Type U	nit		Suburb	Mckinnon
Period - From	01/01/2024	to	31/03/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	102/5 Claire St MCKINNON 3204	\$645,000	22/02/2024
2	108/3 Claire St MCKINNON 3204	\$637,500	15/03/2024
3	203/575 North Rd ORMOND 3204	\$607,000	03/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/05/2024 16:49





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> **Indicative Selling Price** \$600,000 - \$650,000 **Median Unit Price** March quarter 2024: \$794,000



Property Type: Apartment **Agent Comments** 

# Comparable Properties



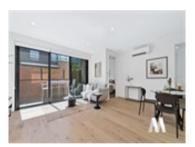
102/5 Claire St MCKINNON 3204 (REI/VG)



Price: \$645,000 Method: Private Sale Date: 22/02/2024

Property Type: Apartment

**Agent Comments** 



108/3 Claire St MCKINNON 3204 (REI/VG)





Price: \$637,500 Method: Private Sale Date: 15/03/2024

Property Type: Apartment

Agent Comments



203/575 North Rd ORMOND 3204 (REI)



Price: \$607.000 Method: Private Sale Date: 03/04/2024

Property Type: Apartment

Agent Comments

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