

## 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

1/7 ADELAIDE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$980,500

Property type

Unit

Suburb

Mckinnon

Period-from

01 Jul 2021

to

30 Jun 2022

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

11/3 ADELAIDE STREET MCKINNON VIC 3204	\$961,000	19-Mar-22
3/25 HOLLOWAY STREET ORMOND VIC 3204	\$950,000	09-Jun-22
1/1 GRAHAM AVENUE MCKINNON VIC 3204	\$1,000,000	05-Feb-22

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: 06 July 2022



**11/3 ADELAIDE STREET MCKINNON VIC 3204**

Sold Price

**\$961,000**

Sold Date

**19-Mar-22**



4



2



2

Distance

-



**3/25 HOLLOWAY STREET ORMOND VIC 3204**

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date

**09-Jun-22**



3



2



3

Distance

**1.27km**



**1/1 GRAHAM AVENUE MCKINNON VIC 3204**

Sold Price

**\$1,000,000**

Sold Date

**05-Feb-22**



3



2



2

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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