Ryan Counihan
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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	2/11 Claire Street, Mckinnon Vic 3204

Indicative selling price

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

Range between	$590,000	&	$620,000

Median sale price

Median price	$1,038,000	House		Unit	X		Suburb	Mckinnon
Period - From	01/04/2018	to	31/03/2019			Source	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	Price	Date of sale
1	3/48 Whitmuir Rd BENTLEIGH 3204	$605,000	16/03/2019
2	201/15 Bent St BENTLEIGH 3204	$605,000	23/01/2019
3	1/11 Claire St MCKINNON 3204	$590,000	09/03/2019

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 six months.~~

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Indicative Selling Price
$590,000 - $620,000
Median Unit Price
Year ending March 2019: $1,038,000

🛏 2   🛁 1   🚗 1

Comparable Properties

3/48 Whitmuir Rd BENTLEIGH 3204 (REI)

🛏 2   🛁 1   🚗 1

Price: $605,000
Method: Private Sale
Date: 16/03/2019
Rooms: -
Property Type: Apartment

Agent Comments

201/15 Bent St BENTLEIGH 3204 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $605,000
Method: Private Sale
Date: 23/01/2019
Rooms: -
Property Type: Apartment

Agent Comments

1/11 Claire St MCKINNON 3204 (REI)

🛏 2   🛁 1   🚗 1

Price: $590,000
Method: Private Sale
Date: 09/03/2019
Rooms: -
Property Type: Apartment

Agent Comments

REIV   **propertydata**.com.au