

## 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

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

\$1,720,000

&

\$1,890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$824,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Aug 2023

to

31 Jul 2024

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

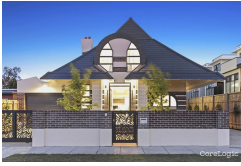
Date of sale

Address of comparable property	Price	Date of sale
12 CLAIRE STREET MCKINNON VIC 3204	\$1,970,000	27-Jul-24

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: 13 August 2024

**12 CLAIRE STREET MCKINNON VIC  
3204**

Sold Price

RS

**\$1,970,000**

Sold Date

**27-Jul-24**

4



3



1

Distance

**0.47km**

RS = Recent sale

UN = Undisclosed Sale

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