

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

5/5 ADELAIDE STREET MCKINNON VIC 3204

Indicative selling price

For the meaning of this price see 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

\$1,045,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Jun 2021

to

31 May 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
1/7 ADELAIDE STREET MCKINNON VIC 3204	\$900,000	04-Dec-21
15/3 ADELAIDE STREET MCKINNON VIC 3204	\$1,029,000	29-Jul-21

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: 02 June 2022



11/3 ADELAIDE STREET MCKINNON VIC 3204

Sold Price

\$961,000

Sold Date

19-Mar-22



3



2



2

Distance

-



1/7 ADELAIDE STREET MCKINNON VIC 3204

Sold Price

\$900,000

Sold Date

04-Dec-21



3



2



2

Distance

-



15/3 ADELAIDE STREET MCKINNON VIC 3204

Sold Price

\$1,029,000

Sold Date

29-Jul-21



3



2



2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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