

# 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

3/1 Claire 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)

Range between \$1,300,000 & \$1,380,000

### Median sale price

Median price \$1,080,000 Property Type Townhouse Suburb Mckinnon

Period - From 18/02/2024 to 17/02/2025 Source Property Data

### 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	5b Roselyn Cr BENTLEIGH EAST 3165	\$1,500,000	04/12/2024
2	15 St James Av BENTLEIGH 3204	\$1,351,000	16/11/2024
3	1/1 Claire St MCKINNON 3204	\$1,605,000	14/09/2024

**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.~~

This Statement of Information was prepared on:

18/02/2025 14:39



4   3   2

**Property Type:** Townhouse

## Comparable Properties



**5b Roselyn Cr BENTLEIGH EAST 3165 (VG)**

Agent Comments

4   -   -

**Price:** \$1,500,000

**Method:** Sale

**Date:** 04/12/2024

**Property Type:** Strata Unit/Townhouse - Conjoined



**15 St James Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,351,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** Townhouse (Res)



**1/1 Claire St MCKINNON 3204 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,605,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604