

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

3/7 Exhibition Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$570,000 & \$627,000

Median sale price

Median price \$840,000

Property Type Unit

Suburb Mckinnon

Period - From 04/11/2018

to 03/11/2019

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	201/5 Claire St MCKINNON 3204	\$622,500	05/06/2019
2	6/9 Bent St BENTLEIGH 3204	\$617,500	20/07/2019
3	2/11 Claire St MCKINNON 3204	\$595,000	11/05/2019

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.~~

This Statement of Information was prepared on:

04/11/2019 14:18



2 1 1

Property Type: Apartment

Agent Comments

Secluded on the ground floor of this sleek and secure block, this contemporary 2 bedroom apartment is the height of modern indoor/outdoor living.

Comparable Properties



201/5 Claire St MCKINNON 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$622,500

Method: Sold After Auction

Date: 05/06/2019

Rooms: 5

Property Type: Apartment

Land Size: 3837 sqm approx



6/9 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$617,500

Method: Auction Sale

Date: 20/07/2019

Property Type: Apartment



2/11 Claire St MCKINNON 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 11/05/2019

Property Type: Apartment