

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

13/3 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

\$990,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,500

Property type

Unit

Suburb

Mckinnon

Period-from

01 Sep 2022

to

31 Aug 2023

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

3/7 ADELAIDE STREET MCKINNON VIC 3204	\$1,030,000	18-May-23
14/170 MCKINNON ROAD MCKINNON VIC 3204	\$1,022,000	12-Jul-23
6/18 HAMILTON STREET BENTLEIGH VIC 3204	\$1,070,000	01-May-23

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: 08 September 2023



3/7 ADELAIDE STREET MCKINNON VIC 3204

3 2 2

Sold Price

\$1,030,000

Sold Date

18-May-23

Distance

0km



14/170 MCKINNON ROAD MCKINNON VIC 3204

3 2 1

Sold Price

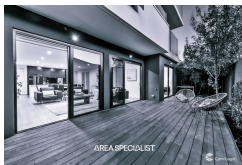
\$1,022,000

Sold Date

12-Jul-23

Distance

0.23km



6/18 HAMILTON STREET BENTLEIGH VIC 3204

3 2 2

Sold Price

\$1,070,000

Sold Date

01-May-23

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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