

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

15/3 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

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,116,500

Property type

Unit

Suburb

Mckinnon

Period-from

01 Dec 2021

to

30 Nov 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

1/7 ADELAIDE STREET MCKINNON VIC 3204	\$990,000	04-Sep-22
5/5 ADELAIDE STREET MCKINNON VIC 3204	\$1,006,000	02-Jul-22
2/24 CADBY AVENUE ORMOND VIC 3204	\$1,065,000	12-Jul-22

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: 12 December 2022



**1/7 ADELAIDE STREET MCKINNON
VIC 3204**

Sold Price

\$990,000

Sold Date

04-Sep-22



2



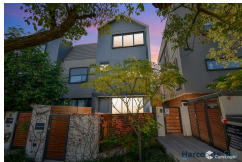
2



1

Distance

0km



**5/5 ADELAIDE STREET MCKINNON
VIC 3204**

Sold Price

\$1,006,000

Sold Date

02-Jul-22



3



2



2

Distance

0km



**2/24 CADBY AVENUE ORMOND
VIC 3204**

Sold Price

\$1,065,000

Sold Date

12-Jul-22



3



2



2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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