

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

3/5 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

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/1 GRAHAM AVENUE MCKINNON VIC 3204	\$1,080,000	01-Nov-24
3/316 MCKINNON ROAD MCKINNON VIC 3204	\$1,140,000	29-Aug-24
2/42 MURRAY ROAD MCKINNON VIC 3204	\$1,130,000	14-Dec-24

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: 21 February 2025



**1/1 GRAHAM AVENUE MCKINNON
VIC 3204**

3 2 2

Sold Price **\$1,080,000** Sold Date **01-Nov-24**

Distance **0.15km**



**3/316 MCKINNON ROAD
MCKINNON VIC 3204**

3 2 2

Sold Price **\$1,140,000** Sold Date **29-Aug-24**

Distance **0.53km**



**2/42 MURRAY ROAD MCKINNON
VIC 3204**

3 2 2

Sold Price **\$1,130,000** Sold Date **14-Dec-24**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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