

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

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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