

## 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

1/1 CLAIRE STREET MCKINNON VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$842,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 May 2023

to

30 Apr 2024

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

7A HUNTINGDON ROAD BENTLEIGH EAST VIC 3165	\$1,653,000	18-Aug-23
7A HASTINGS STREET MCKINNON VIC 3204	\$2,120,000	12-Jun-23
32A MITCHELL STREET BENTLEIGH VIC 3204	\$1,980,000	30-Oct-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: 03 May 2024



**7A HUNTINGDON ROAD  
BENTLEIGH EAST VIC 3165**

4 3 1

Sold Price **\$1,653,000** Sold Date **18-Aug-23**

Distance **1.21km**



**7A HASTINGS STREET MCKINNON  
VIC 3204**

4 3 1

Sold Price **\$2,120,000** Sold Date **12-Jun-23**

Distance **1.29km**



**32A MITCHELL STREET BENTLEIGH  
VIC 3204**

4 3 1

Sold Price **\$1,980,000** Sold Date **30-Oct-23**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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