

## 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

1/47 WRIGHT STREET MCKINNON VIC 3204

### Indicative selling price

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

Single Price

or range  
between

\$710,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,850,000

Property type

House

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

1/5 ELM GROVE MCKINNON VIC 3204	\$750,000	22-Sep-24
2/7 STATION AVENUE MCKINNON VIC 3204	\$800,000	10-Dec-24
5/3 CLAIRE STREET MCKINNON VIC 3204	\$700,000	19-Sep-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: 18 February 2025

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**1/5 ELM GROVE MCKINNON VIC 3204**

Sold Price

**\$750,000**

Sold Date

**22-Sep-24**
 2

 1

 2

Distance

**0.63km**

**2/7 STATION AVENUE MCKINNON VIC 3204**

Sold Price

**\$800,000**

Sold Date

**10-Dec-24**
 2

 2

 1

Distance

**0.83km**

**5/3 CLAIRE STREET MCKINNON VIC 3204**

Sold Price

**\$700,000**

Sold Date

**19-Sep-24**
 2

 2

 1

Distance

**0.83km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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