

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

4/75 BENT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Unit

Suburb

Mckinnon

Period-from

01 Jun 2024

to

31 May 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

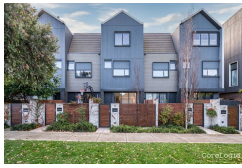
3/5 ADELAIDE STREET MCKINNON VIC 3204	\$1,065,000	04-Apr-25
7/32 PRINCE EDWARD AVENUE MCKINNON VIC 3204	\$956,000	08-Jan-25
10/307 GRANGE ROAD ORMOND VIC 3204	\$930,000	04-Feb-25

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.

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3/5 ADELAIDE STREET MCKINNON VIC 3204 Sold Price **\$1,065,000** Sold Date **04-Apr-25**

 3  2  2

Distance **0.29km**



7/32 PRINCE EDWARD AVENUE MCKINNON VIC 3204 Sold Price **\$956,000** Sold Date **08-Jan-25**

 3  2  2

Distance **0.4km**



10/307 GRANGE ROAD ORMOND VIC 3204 Sold Price **\$930,000** Sold Date **04-Feb-25**

 3  3  2

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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