

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

10/3 Adelaide Street, Mckinnon Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$975,000

Median sale price

Median price \$1,003,500 Property Type Unit Suburb Mckinnon

Period - From 01/10/2022 to 30/09/2023 Source REIV

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 six 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	3/7 Adelaide St MCKINNON 3204	\$1,030,000	18/05/2023
2			
3			

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 six months.

This Statement of Information was prepared on:

14/11/2023 15:40

10/3 Adelaide Street, Mckinnon Vic 3204

**Jellis
Craig**

Jack Liu
9593 4500
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Indicative Selling Price

\$900,000 - \$975,000

Median Unit Price

Year ending September 2023: \$1,003,500



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/7 Adelaide St MCKINNON 3204 (VG)

Agent Comments

 3  -  -

Price: \$1,030,000

Method: Sale

Date: 18/05/2023

Property Type: Flat/Unit/Apartment (Res)

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 six months.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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