

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

12 CLAIRE 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

\$1,590,000

&

\$1,730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

Unit

Suburb

Mckinnon

Period-from

01 Jun 2023

to

31 May 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

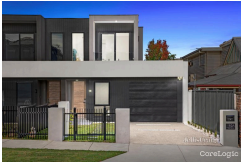
Date of sale

10A MAY STREET BENTLEIGH EAST VIC 3165	\$1,752,000	11-May-24
54B DRAPER STREET ORMOND VIC 3204	\$1,677,000	24-Feb-24
44A DALEY STREET BENTLEIGH VIC 3204	\$1,625,000	11-Jun-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: 20 June 2024



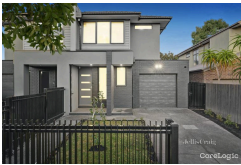
10A MAY STREET BENTLEIGH EAST Sold Price ^{RS} **\$1,752,000** Sold Date **11-May-24**
VIC 3165
Distance **1.27km**

4 3 1



54B DRAPER STREET ORMOND Sold Price **\$1,677,000**^{UN} Sold Date **24-Feb-24**
VIC 3204
Distance **1.11km**

4 3 1



44A DALEY STREET BENTLEIGH Sold Price ^{RS} **\$1,625,000**^{UN} Sold Date **11-Jun-24**
VIC 3204
Distance **1.3km**

4 3 1

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

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