

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

6/3 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Apr 2023

to

31 Mar 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

3/16 WEMBLEY GROVE MCKINNON VIC 3204	\$824,000	16-Dec-23
5/10 CAPITOL AVENUE MCKINNON VIC 3204	\$832,000	19-Nov-23
5/22 STATION AVENUE MCKINNON VIC 3204	\$808,000	18-Nov-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.~~

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3/16 WEMBLEY GROVE MCKINNON VIC 3204 Sold Price **\$824,000** Sold Date **16-Dec-23**

 2  1  2

Distance **0.64km**



5/10 CAPITOL AVENUE MCKINNON VIC 3204 Sold Price **\$832,000** Sold Date **19-Nov-23**

 2  1  1

Distance **1km**



5/22 STATION AVENUE MCKINNON VIC 3204 Sold Price **\$808,000** Sold Date **18-Nov-23**

 2  2  1

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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