

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

11/3 Adelaide 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$995,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Sep 2020

to

31 Aug 2021

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

24/27-51 Charles Street Bentleigh East VIC 3165	\$1,170,000	14-Sep-21
1/289 McKinnon Road McKinnon VIC 3204	\$1,165,000	07-Jul-21
4/15 Hamilton Street Bentleigh VIC 3204	\$1,165,000	02-Jul-21

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: 28 September 2021



24/27-51 Charles Street Bentleigh East VIC 3165

3 2 1

Sold Price **\$1,170,000**^{UN} Sold Date **14-Sep-21**

Distance **1.65km**

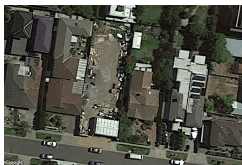


1/289 McKinnon Road McKinnon VIC 3204

3 2 2

Sold Price **\$1,165,000** Sold Date **07-Jul-21**

Distance **0.5km**



4/15 Hamilton Street Bentleigh VIC 3204

3 - -

Sold Price Sold Date **02-Jul-21**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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