

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

108/3 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Mar 2023

to

29 Feb 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

102/15 HAMILTON STREET BENTLEIGH VIC 3204	\$670,000	07-Feb-24
108/187 BOORAN ROAD CAULFIELD SOUTH VIC 3162	\$656,000	10-Dec-23
102/5 CLAIRE STREET MCKINNON VIC 3204	\$645000	22-Feb-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: 08 March 2024

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**102/15 HAMILTON STREET
 BENTLEIGH VIC 3204**

 2  2  1

Sold Price ^{RS} **\$670,000** Sold Date **07-Feb-24**

Distance **0.55km**



**108/187 BOORAN ROAD
 CAULFIELD SOUTH VIC 3162**

 2  2  1

Sold Price **\$656,000** Sold Date **10-Dec-23**

Distance **1.78km**



**102/5 CLAIRE STREET MCKINNON
 VIC 3204**

 2  2  1

Sold Price **\$599,000** Sold Date **04-Apr-17**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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