

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

5/3 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

\$852,000

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

6/3 CLAIRE STREET MCKINNON VIC 3204	\$700,000	18-Apr-24
111/6 CLAIRE STREET MCKINNON VIC 3204	\$680,000	08-May-24
201/10 STATION AVENUE MCKINNON VIC 3204	\$720,000	26-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: 06 June 2024

Kong Tran
 M 0416126979
 E k.tran@motionproperty.com.au



**6/3 CLAIRE STREET MCKINNON
 VIC 3204**

 2  2  1

Sold Price **\$700,000** Sold Date **18-Apr-24**

Distance **0km**



**111/6 CLAIRE STREET MCKINNON
 VIC 3204**

 2  2  1

Sold Price ^{RS} **\$680,000** Sold Date **08-May-24**

Distance **0.06km**



**201/10 STATION AVENUE
 MCKINNON VIC 3204**

 2  2  1

Sold Price **\$720,000** Sold Date **26-Feb-24**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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