

## 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

102/5 CLAIRE STREET MCKINNON VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$856,000

Property type

Unit

Suburb

Mckinnon

Period-from

01 Jan 2023

to

31 Dec 2023

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

10/3 CLAIRE STREET MCKINNON VIC 3204	\$686,000	28-Sep-23
403/240 MCKINNON ROAD MCKINNON VIC 3204	\$660,000	18-Nov-23
6/6 CLAIRE STREET MCKINNON VIC 3204	\$720,000	19-Sep-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.~~

This Statement of Information was prepared on: 09 January 2024

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**10/3 CLAIRE STREET MCKINNON  
 VIC 3204**

 2  2  1

Sold Price

<sup>RS</sup> **\$686,000**

Sold Date **28-Sep-23**

Distance **0km**



**403/240 MCKINNON ROAD  
 MCKINNON VIC 3204**

 2  2  1

Sold Price

<sup>RS</sup> **\$660,000** <sup>UN</sup>

Sold Date **18-Nov-23**

Distance **0.2km**



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

 2  2  1

Sold Price

**\$720,000**

Sold Date **19-Sep-23**

Distance **0.05km**

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

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