

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

10/3 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,800,000

Property type

Other

Suburb

Mckinnon

Period-from

01 Aug 2022

to

31 Jul 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

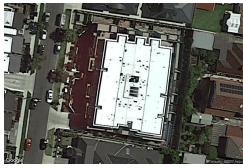
7/6 CLAIRE STREET MCKINNON VIC 3204	\$683,000	21-May-23
3/75 ROBERT STREET BENTLEIGH VIC 3204	\$750,000	20-May-23
102/32 MAVHO STREET BENTLEIGH VIC 3204	\$695,000	17-May-23

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: 21 August 2023

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**7/6 CLAIRE STREET MCKINNON
 VIC 3204**

 2  2  1

Sold Price **\$683,000** Sold Date **21-May-23**

Distance **0.06km**



**3/75 ROBERT STREET BENTLEIGH
 VIC 3204**

 2  1  1

Sold Price **\$750,000** Sold Date **20-May-23**

Distance **0.87km**



**102/32 MAVHO STREET
 BENTLEIGH VIC 3204**

 2  2  1

Sold Price **\$695,000** Sold Date **17-May-23**

Distance **0.9km**

RS = Recent sale UN = Undisclosed Sale

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