

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	1/11 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)

Range between	\$580,000	&	\$610,000
---------------	-----------	---	-----------

**Median sale price**

Median price	\$1,057,500	House		Unit	X	Suburb	Mckinnon
Period - From	01/01/2018	to	31/12/2018	Source	REIV		

**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 six 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
1	10/39 Mavho St BENTLEIGH 3204	\$630,000	22/12/2018
2	201/15 Bent St BENTLEIGH 3204	\$605,000	23/01/2019
3	3/15 Bent St BENTLEIGH 3204	\$580,000	21/12/2018

**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 six months.



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**10/39 Mavho St BENTLEIGH 3204 (REI)**

**Agent Comments**



**Price:** \$630,000

**Method:** Private Sale

**Date:** 22/12/2018

**Rooms:** -

**Property Type:** Apartment



**201/15 Bent St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**



**Price:** \$605,000

**Method:** Private Sale

**Date:** 23/01/2019

**Rooms:** -

**Property Type:** Apartment



**3/15 Bent St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**



**Price:** \$580,000

**Method:** Private Sale

**Date:** 21/12/2018

**Rooms:** -

**Property Type:** Apartment