

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 103/3 Claire Street, Mckinnon Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$599,000 & \$657,000

Median sale price

Median price \$785,000 House Unit X Suburb Mckinnon

Period - From 01/04/2019 to 30/06/2019 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	102/82 Mitchell St BENTLEIGH 3204	\$625,000	01/06/2019
2	201/5 Claire St MCKINNON 3204	\$622,500	05/06/2019
3	6/9 Bent St BENTLEIGH 3204	\$617,500	20/07/2019

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.

2 -

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$599,000 - \$657,000
Median Unit Price
June quarter 2019: \$785,000

Comparable Properties



102/82 Mitchell St BENTLEIGH 3204 (REI/VG) **Agent Comments**

2 2 1

Price: \$625,000
Method: Sold Before Auction
Date: 01/06/2019
Rooms: 5
Property Type: Apartment



201/5 Claire St MCKINNON 3204 (REI/VG) **Agent Comments**

2 2 1

Price: \$622,500
Method: Sold After Auction
Date: 05/06/2019
Rooms: 5
Property Type: Apartment
Land Size: 3837 sqm approx



6/9 Bent St BENTLEIGH 3204 (REI) **Agent Comments**

2 1 1

Price: \$617,500
Method: Auction Sale
Date: 20/07/2019
Rooms: -
Property Type: Apartment