

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

10b Hopkins Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,700,000

House

X

Unit

Suburb Mckinnon

Period - From 01/04/2017

to

30/06/2017

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	8a Pascoe Av BENTLEIGH 3204	\$1,665,000	16/09/2017
2	3/18 Hopkins St MCKINNON 3204	\$1,650,000	12/04/2017
3	51a Clonaig St BRIGHTON EAST 3187	\$1,450,000	09/09/2017

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: House (Res)

Land Size: 287 sqm approx

Agent Comments

Comparable Properties



8a Pascoe Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,665,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: Townhouse (Res)



3/18 Hopkins St MCKINNON 3204 (VG)

Agent Comments



Price: \$1,650,000

Method: Sale

Date: 12/04/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



51a Clonaig St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 220 sqm approx