

Justin Follett 03 9598 9111 0405 996 822 jfollett@follettco.com.au

### 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	Hou	use 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.

Ado	dress 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.

#### Account - Follett & Co. | P: 03 95989111

propertydata

#### Generated: 10/10/2017 15:20

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 287 sqm approx Agent Comments

Justin Follett 03 9598 9111 0405 996 822 jfollett@follettco.com.au

**Indicative Selling Price** \$1,500,000 - \$1,650,000 **Median House Price** June guarter 2017: \$1,700,000

## **Comparable Properties**



8a Pascoe Av BENTLEIGH 3204 (REI) **•** 4 2 2

Price: \$1,665,000 Method: Auction Sale Date: 16/09/2017 Rooms: -Property Type: Townhouse (Res) Agent Comments

Agent Comments



3/18 Hopkins St MCKINNON 3204 (VG)



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 2 2

**---** 3

Price: \$1,450,000 Method: Auction Sale Date: 09/09/2017 **Rooms:** 5 Property Type: Townhouse (Res)

Land Size: 220 sqm approx

Account - Follett & Co. | P: 03 95989111

#### Generated: 10/10/2017 15:20

propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.