

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,705,000

#### Median sale price

Median price \$1,815,000 House  Unit  Suburb Mckinnon

Period - From 01/10/2017 to 31/12/2017 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	34b Marara Rd CAULFIELD SOUTH 3162	\$1,675,000	16/12/2017
2	8a Pascoe Av BENTLEIGH 3204	\$1,665,000	16/09/2017
3	135 Union St BRIGHTON EAST 3187	\$1,660,000	27/11/2017

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.



4   3   2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,705,000  
**Median House Price**  
December quarter 2017: \$1,815,000

## Comparable Properties



**34b Marara Rd CAULFIELD SOUTH 3162 (REI)** [Agent Comments](#)

4   3   2

**Price:** \$1,675,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 295 sqm approx



**8a Pascoe Av BENTLEIGH 3204 (REI)** [Agent Comments](#)

4   3   2

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



**135 Union St BRIGHTON EAST 3187 (REI/VG)** [Agent Comments](#)

3   2   2

**Price:** \$1,660,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2017  
**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 291 sqm approx