

## 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

42 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 \$2,250,000

&

\$2,475,000

#### Median sale price

Median price \$1,609,000

House

X

Unit

Suburb

Mckinnon

Period - From 01/04/2018

to

30/06/2018

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	5 Charlton St BENTLEIGH 3204	\$2,430,000	17/03/2018
2	36 Arnold Rd BRIGHTON EAST 3187	\$2,400,000	29/05/2018
3	1 Hurlstone St BRIGHTON EAST 3187	\$2,262,000	09/06/2018

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**

**Indicative Selling Price**  
\$2,250,000 - \$2,475,000  
**Median House Price**  
June quarter 2018: \$1,609,000

## Comparable Properties



**5 Charlton St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**



**Price:** \$2,430,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx



**36 Arnold Rd BRIGHTON EAST 3187 (REI)**

**Agent Comments**



**Price:** \$2,400,000  
**Method:** Sold Before Auction  
**Date:** 29/05/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx



**1 Hurlstone St BRIGHTON EAST 3187 (REI)**

**Agent Comments**



**Price:** \$2,262,000  
**Method:** Private Sale  
**Date:** 09/06/2018  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 782 sqm approx