

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 3/37 Hopkins Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$987,500 Property Type Unit Suburb Mckinnon

Period - From 01/07/2022 to 30/06/2023 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	2/4 Landcox St BRIGHTON EAST 3187	\$940,000	17/06/2023
2	3/19 Thomas St BRIGHTON EAST 3187	\$860,000	26/05/2023
3	2/1 Carlton St MCKINNON 3204	\$852,000	02/06/2023

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.~~

This Statement of Information was prepared on: 23/08/2023 19:31



2 2 3

Rooms: 4
Property Type: Unit
Land Size: 275 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$930,000
Median Unit Price
Year ending June 2023: \$987,500

Comparable Properties



2/4 Landcox St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 2 2

Price: \$940,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Unit
Land Size: 260 sqm approx



3/19 Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 1

Price: \$860,000
Method: Private Sale
Date: 26/05/2023
Property Type: Villa



2/1 Carlton St MCKINNON 3204 (REI/VG)

Agent Comments

2 2 2

Price: \$852,000
Method: Private Sale
Date: 02/06/2023
Property Type: Unit
Land Size: 1024 sqm approx

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