

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

1/43 Hopkins Street, McKinnon 3204

Indicative selling price

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

Single price \$ or range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,947,500 Property type House Suburb McKinnon

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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
4a Ardwick St BENTLEIGH 3204	\$1,500,000	22/07/2023
19b Campbell St BENTLEIGH 3204	\$1,440,000	05/08/2023

This Statement of Information was prepared on: 05/09/2023