

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

10 Hudson Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Mckinnon

Period - From 01/07/2022

to

30/09/2022

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	6 Roma St BENTLEIGH 3204	\$1,850,000	17/09/2022
2	10 Watt St BENTLEIGH EAST 3165	\$1,820,000	28/09/2022
3	28 Balmoral Av BENTLEIGH 3204	\$1,800,000	20/08/2022

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:

17/10/2022 13:00

10 Hudson Street, Mckinnon Vic 3204



5 3 2

Rooms: 8
Property Type: House
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
September quarter 2022: \$1,510,000

Comparable Properties



6 Roma St BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$1,850,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 628 sqm approx



10 Watt St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,820,000
Method: Sold Before Auction
Date: 28/09/2022
Property Type: House (Res)



28 Balmoral Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,800,000
Method: Auction Sale
Date: 20/08/2022
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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