

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

7a Hastings Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$1,335,000

Property Type Townhouse

Suburb Mckinnon

Period - From 18/05/2022

to

17/05/2023

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	75 Bundeera Rd CAULFIELD SOUTH 3162	\$1,995,000	19/03/2023
2	19b Vunabere Av BENTLEIGH 3204	\$1,975,000	01/03/2023
3	5a Scott St CAULFIELD SOUTH 3162	\$1,785,000	26/02/2023

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:

18/05/2023 15:54



4.5 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median Townhouse Price
18/05/2022 - 17/05/2023: \$1,335,000

Comparable Properties



75 Bundeera Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 3 2

Price: \$1,995,000
Method: Auction Sale
Date: 19/03/2023
Property Type: Townhouse (Res)

19b Vunabere Av BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,975,000
Method: Private Sale
Date: 01/03/2023
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 338 sqm approx



5a Scott St CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 3 2

Price: \$1,785,000
Method: Auction Sale
Date: 26/02/2023
Property Type: House (Res)
Land Size: 325 sqm approx

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900