

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

3/58 Bent Street, Mckinnon Vic 3204

Indicative selling price

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

Single price

\$745,000

Median sale price

Median price

\$1,057,500

House

Unit

X

Suburb

Mckinnon

Period - From

01/01/2018

to

31/12/2018

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	4/37-39 Hopkins St MCKINNON 3204	\$780,000	21/11/2018
2	3/43 Ulupna Rd ORMOND 3204	\$751,000	28/10/2018
3	1/2b Scotts St BENTLEIGH 3204	\$738,000	08/09/2018

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.



 2  1  1

Comparable Properties



4/37-39 Hopkins St MCKINNON 3204 (REI/VG)

Agent Comments

 2  1  2

Price: \$780,000

Method: Sold Before Auction

Date: 21/11/2018

Rooms: -

Property Type: Unit



3/43 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$751,000

Method: Sold After Auction

Date: 28/10/2018

Rooms: -

Property Type: Unit



1/2b Scotts St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$738,000

Method: Auction Sale

Date: 08/09/2018

Rooms: 5

Property Type: Unit