

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

2/17 Hopkins Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,580,000

&

\$1,650,000

Median sale price

Median price \$1,148,000

Property Type Unit

Suburb Mckinnon

Period - From 01/07/2021

to 30/09/2021

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	3A Harold St MCKINNON 3204	\$1,645,000	05/11/2021
2			
3			

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:

17/11/2021 14:45

2/17 Hopkins Street, Mckinnon Vic 3204

**Jellis
Craig**

Trent Collie

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Indicative Selling Price

\$1,580,000 - \$1,650,000

Median Unit Price

September quarter 2021: \$1,148,000



4 3 3

Property Type: Townhouse

Land Size: 479 sqm approx

Agent Comments

Architect designed 4 bedroom + study 3 bathroom town residence enjoying solid Red Gum floors, 2 stately entertaining zones (OFP), a Spanish style kitchen (Red Gum benchtops & 900mm appliances), a north facing covered deck & a double auto garage. Near Allnutt Park.

Comparable Properties



3A Harold St MCKINNON 3204 (REI)

3 2 2

Agent Comments

Price: \$1,645,000

Method: Sold Before Auction

Date: 05/11/2021

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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