

# 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

19 Lord Street, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$2,850,000

### Median sale price

Median price

\$1,951,000

Property Type

House

Suburb

Mckinnon

Period - From

13/05/2023

to

12/05/2024

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	49 Lees St MCKINNON 3204	\$2,850,000	02/12/2023
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:

13/05/2024 17:23



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Property Type: House (Res)  
Agent Comments

Indicative Selling Price  
\$2,850,000

Median House Price  
13/05/2023 - 12/05/2024: \$1,951,000

## Comparable Properties



49 Lees St MCKINNON 3204 (REI/VG)

Agent Comments

5 3 2

Price: \$2,850,000  
Method: Auction Sale  
Date: 02/12/2023  
Property Type: House (Res)  
Land Size: 556 sqm approx

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.