Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 19 Lord Street, Mckinnon Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress 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









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) **6** 2



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

Agent Comments

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.

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propertydata



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