



4 3.5 3

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 576 sqm

**Agent Comments**

Be mesmerised by the beauty, space & renovated finesse found in this substantial 4 bed + study 3.5 bath period home, enjoying a stunning downstairs main bedroom, 2 entertaining zones (gas fire), exquisite stone kitchen (Smeg oven + Smeg 900mm stove, WI pantry), mezzanine, covered alfresco (BBQ) & parking for 3. McKinnon Sec College zone, metres to McKinnon Village.

**Indicative Selling Price**

\$1,850,000 - \$2,035,000

**Median House Price**

March quarter 2017: \$1,850,000

## Comparable Properties

**48 Stewart St ORMOND 3204 (REI)****Agent Comments**

4 2 2

**Price:** \$1,975,000

**Method:** Auction Sale

**Date:** 27/03/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 668 sqm

**43 Godfrey St BENTLEIGH 3204 (REI)****Agent Comments**

5 2 2

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 567 sqm

**29 Carlton St MCKINNON 3204 (REI)****Agent Comments**

4 3 1

**Price:** \$1,855,000

**Method:** Auction Sale

**Date:** 05/03/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 462 sqm

## 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

8 Lees Street, Mckinnon Vic 3204

## Indicative selling price

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

Range between \$1,850,000

&amp;

\$2,035,000

## Median sale price

Median price \$1,850,000

House

X

Suburb

Mckinnon

Period - From 01/01/2017

to

31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
48 Stewart St ORMOND 3204	\$1,975,000	27/03/2017
43 Godfrey St BENTLEIGH 3204	\$1,900,000	25/02/2017
29 Carlton St MCKINNON 3204	\$1,855,000	05/03/2017