

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 23 Lysbeth 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)

\$2,000,000

&

\$2,200,000

## Median sale price

Median price \$1,780,000

Property type House

Suburb McKinnon

Period - From 01/01/2021

to 31/03/2021

Source REIV

## Comparable property sales

**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 27 Hall St MCKINNON 3204	\$2,050,000	16/03/2021
2 22 Bethell street ORMOND 3204	\$2,220,000	10/07/2021
3 28 Scott Street CAULFIELD SOUTH 3162	\$2,102,000	29/05/2021

This Statement of Information was prepared on: 15/07/2021