

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

34 Lysbeth Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,200,000

&

\$2,300,000

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 (*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	35 Mitchell St BENTLEIGH 3204	\$2,300,000	01/05/2021
2	11 Queen St ORMOND 3204	\$2,250,000	06/02/2021
3	16 Hudson St MCKINNON 3204	\$2,250,000	27/03/2021

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:

04/05/2021 12:20

34 Lysbeth Street, Mckinnon Vic 3204

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$2,200,000 - \$2,300,000

Median House Price

March quarter 2021: \$1,780,000



5 2 2

Property Type: House

Land Size: 572 sqm approx

Agent Comments

Comparable Properties



35 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$2,300,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 597 sqm approx



11 Queen St ORMOND 3204 (REI/VG)

Agent Comments

5 3 5

Price: \$2,250,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 749 sqm approx



16 Hudson St MCKINNON 3204 (REI)

Agent Comments

3 2 1

Price: \$2,250,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 587 sqm approx

Account - Jellis Craig | P: 03 9194 1200