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 8 Lord Street, Mckinnon Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,870,000			
Median sale p	rice							
Median price	\$2,000,000	Pro	operty Type	Hou	ISE		Suburb	Mckinnon
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	12 Lancaster St BENTLEIGH EAST 3165	\$1,890,000	26/11/2022
2	36 Madden Av CARNEGIE 3163	\$1,780,000	08/12/2022
3	18 Lees St MCKINNON 3204	\$1,751,000	03/12/2022

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.

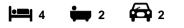
This Statement of Information was prepared on:

02/02/2023 13:51









Property Type: House (Previously Occupied - Detached) Land Size: 613 sqm approx Agent Comments

Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price Year ending December 2022: \$2,000,000

Comparable Properties



12 Lancaster St BENTLEIGH EAST 3165 (REI) Agent Comments 4 2



Price: \$1,890,000 Method: Auction Sale Date: 26/11/2022 Property Type: House (Res)

36 Madden Av CARNEGIE 3163 (REI)



Agent Comments

Price: \$1,780,000 Method: Private Sale Date: 08/12/2022 Property Type: House Land Size: 600 sqm approx



18 Lees St MCKINNON 3204 (REI) **6** 3



Price: \$1,751,000 Method: Auction Sale Date: 03/12/2022 Property Type: House (Res) Land Size: 374 sqm approx Agent Comments

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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