

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 Lord Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$2,000,000 Property Type House Suburb Mckinnon

Period - From 01/01/2022 to 31/12/2022 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	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



 4
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  2

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
  2

Price: \$1,890,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House (Res)



36 Madden Av CARNEGIE 3163 (REI) [Agent Comments](#)

 4
  2
  2

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) [Agent Comments](#)

 5
  2
  3

Price: \$1,751,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 374 sqm approx

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