## 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

1 Lysbeth Street, Mckinnon Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$2,170,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,063,000	Pro	operty Type	Hous	se		Suburb	Mckinnon
Period - From	01/07/2021	to	30/06/2022		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	9 Connie St BENTLEIGH EAST 3165	\$2,200,000	08/04/2022
2	45 Molden St BENTLEIGH EAST 3165	\$2,200,000	19/02/2022
3	88 Brewer Rd BENTLEIGH 3204	\$2,177,500	26/03/2022

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.

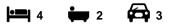
This Statement of Information was prepared on:

19/08/2022 10:12









Property Type: House Land Size: 580 sqm approx Agent Comments Indicative Selling Price \$2,170,000 - \$2,200,000 Median House Price Year ending June 2022: \$2,063,000

# **Comparable Properties**



9 Connie St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$2,200,000 Method: Sold Before Auction Date: 08/04/2022 Property Type: House (Res) Land Size: 640 sqm approx



45 Molden St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$2,200,000 Method: Auction Sale Date: 19/02/2022 Property Type: House Land Size: 777 sqm approx



88 Brewer Rd BENTLEIGH 3204 (REI/VG)



Agent Comments

Price: \$2,177,500 Method: Auction Sale Date: 26/03/2022 Property Type: House (Res) Land Size: 669 sqm approx

#### Account - Jellis Craig | P: 03 9194 1200



propertydata

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