

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 consumer.vic.gov.au/underquoting

Range between \$2,170,000

&

\$2,200,000

Median sale price

Median price \$2,063,000

Property Type House

Suburb Mckinnon

Period - From 01/07/2021

to 30/06/2022

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	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



 4  2  3

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**

 5  2  2

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**

 4  3  1

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**

 4  2  2

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