

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

6 Lysbeth Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,635,000

Property Type House

Suburb Mckinnon

Period - From 22/10/2019

to

21/10/2020

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 | 13 Harold St MCKINNON 3204 | \$1,810,000 | 05/08/2020 |
| 2 | 86 Wheatley Rd MCKINNON 3204 | \$1,770,000 | 20/07/2020 |
| 3 | 5 Bewdley St ORMOND 3204 | \$1,690,000 | 22/07/2020 |

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:

22/10/2020 16:11

6 Lysbeth Street, Mckinnon Vic 3204

**Jellis
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

22/10/2019 - 21/10/2020: \$1,635,000



 3  2  3

Property Type: House

Agent Comments

Comparable Properties



13 Harold St MCKINNON 3204 (REI)

Agent Comments

 4  2  4

Price: \$1,810,000

Method: Private Sale

Date: 05/08/2020

Property Type: House

Land Size: 571 sqm approx



86 Wheatley Rd MCKINNON 3204 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,770,000

Method: Private Sale

Date: 20/07/2020

Property Type: House

Land Size: 807 sqm approx



5 Bewdley St ORMOND 3204 (REI)

Agent Comments

 3  1  3

Price: \$1,690,000

Method: Private Sale

Date: 22/07/2020

Property Type: House

Land Size: 700 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.