

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

14 Lysbeth Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$1,857,000

Property Type House

Suburb Mckinnon

Period - From 01/10/2024

to 31/12/2024

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	32 Pascoe Av BENTLEIGH 3204	\$2,415,000	23/01/2025
2	1 Ward St BRIGHTON EAST 3187	\$2,400,000	20/11/2024
3	4 Saturn St CAULFIELD SOUTH 3162	\$2,450,000	03/09/2024

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:

18/02/2025 10:47



Property Type: House

Agent Comments

Comparable Properties



32 Pascoe Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$2,415,000

Method: Sold Before Auction

Date: 23/01/2025

Property Type: House (Res)

Land Size: 606 sqm approx



1 Ward St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 20/11/2024

Property Type: House

Land Size: 791 sqm approx



4 Saturn St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$2,450,000

Method: Sold Before Auction

Date: 03/09/2024

Property Type: House (Res)

Land Size: 703 sqm approx