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	14 Lysbeth Street, Mckinnon Vic 3204
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$2,400,00	8	\$2,600,000
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Median sale price

Median price	\$1,857,000	Pro	perty 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

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	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





Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,400,000 - \$2,600,000 **Median House Price** December quarter 2024: \$1,857,000



Property Type: House Agent Comments

Comparable Properties



32 Pascoe Av BENTLEIGH 3204 (REI)

Price: \$2,415,000

Method: Sold Before Auction Date: 23/01/2025

Property Type: House (Res)

Land Size: 606 sqm approx

Agent Comments



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)

Price: \$2,450,000

Method: Sold Before Auction

Date: 03/09/2024

Property Type: House (Res) Land Size: 703 sqm approx **Agent Comments**

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





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