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	1/12 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	\$1,180,000	&	\$1,250,000

Median sale price

Median price	\$1,470,000	Pro	perty Type Ur	nit		Suburb	Mckinnon
Period - From	01/04/2021	to	30/06/2021	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/13 Lilac St BENTLEIGH EAST 3165	\$1,200,000	08/09/2021
2	1/8 Jean St MCKINNON 3204	\$1,200,000	20/05/2021
3	5a Benina St BENTLEIGH EAST 3165	\$1,190,000	13/05/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/09/2021 18:09









Indicative Selling Price \$1,180,000 - \$1,250,000 Median Unit Price June quarter 2021: \$1,470,000

Comparable Properties



1/13 Lilac St BENTLEIGH EAST 3165 (REI)

— 3

2

62

Price: \$1,200,000

Method: Sold Before Auction

Date: 08/09/2021

Property Type: Townhouse (Single) **Land Size:** 271 sqm approx

Agent Comments



1/8 Jean St MCKINNON 3204 (REI/VG)

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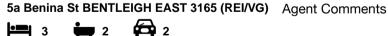
Price: \$1,200,000

Method: Sold Before Auction

Date: 20/05/2021 Rooms: 5

Property Type: Townhouse (Res) **Land Size:** 222 sqm approx

Agent Comments





Price: \$1,190,000

Method: Sold Before Auction

Date: 13/05/2021 Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200





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