

# 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

1/12 Lysbeth Street, Mckinnon Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,180,000

&

\$1,250,000

### Median sale price

Median price \$1,470,000

Property Type Unit

Suburb Mckinnon

Period - From 01/04/2021

to

30/06/2021

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	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 comparable properties 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



**Property Type:** Strata Unit/Flat

Agent Comments

**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)**

Agent Comments



**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 08/09/2021

**Property Type:** Townhouse (Single)

**Land Size:** 271 sqm approx



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

Agent Comments



**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 20/05/2021

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 222 sqm approx



**5a Benina St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,190,000

**Method:** Sold Before Auction

**Date:** 13/05/2021

**Property Type:** Unit