

# 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

18 Lees 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 \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$2,055,000

Property Type House

Suburb Mckinnon

Period - From 14/11/2021

to

13/11/2022

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	182 Centre Rd BENTLEIGH 3204	\$1,775,000	03/09/2022
2	2 Glen Orme Av MCKINNON 3204	\$1,732,000	03/11/2022
3	27 The Highway BENTLEIGH 3204	\$1,710,000	17/09/2022

**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:

14/11/2022 15:21

18 Lees Street, Mckinnon Vic 3204



5 2 3

**Property Type:** House  
**Land Size:** 374 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
14/11/2021 - 13/11/2022: \$2,055,000

## Comparable Properties



**182 Centre Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,775,000  
**Method:** Auction Sale  
**Date:** 03/09/2022  
**Property Type:** House (Res)



**2 Glen Orme Av MCKINNON 3204 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,732,000  
**Method:** Sold Before Auction  
**Date:** 03/11/2022  
**Property Type:** House (Res)  
**Land Size:** 433 sqm approx



**27 The Highway BENTLEIGH 3204 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,710,000  
**Method:** Auction Sale  
**Date:** 17/09/2022  
**Property Type:** House (Res)  
**Land Size:** 413 sqm approx

**Account - Woodards Bentleigh** | P: 03 9557 5500 | F: 03 9557 6133



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