

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

33 Lindsay Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,475,000

Property Type House

Suburb Mckinnon

Period - From 26/09/2018

to

25/09/2019

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	50a Robert St BENTLEIGH 3204	\$1,555,000	31/08/2019
2	5 Victor Rd BENTLEIGH 3204	\$1,550,000	14/06/2019
3	1 Clapperton St BENTLEIGH 3204	\$1,520,000	09/05/2019

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:

26/09/2019 16:23



4 2.5 3

Rooms: 6

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 362 sqm approx

Agent Comments

Comparable Properties



50a Robert St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,555,000

Method: Auction Sale

Date: 31/08/2019

Rooms: 9

Property Type: Townhouse (Res)



5 Victor Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,550,000

Method: Private Sale

Date: 14/06/2019

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 314 sqm approx



1 Clapperton St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 3

Price: \$1,520,000

Method: Private Sale

Date: 09/05/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 381 sqm approx