

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

19 Lord Street, Mckinnon Vic 3204

Indicative selling price

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

Range between \$2,400,000 & \$2,640,000

Median sale price

Median price \$2,160,000 Property Type House Suburb Mckinnon

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

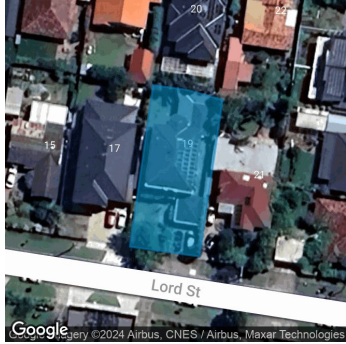
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 20 Shrewsbury St BENTLEIGH EAST 3165 | \$2,680,000 | 17/02/2024 |
| 2 | 73 Deakin St BENTLEIGH EAST 3165 | \$2,560,000 | 25/11/2023 |
| 3 | | | |

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: 26/03/2024 14:41



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,640,000
Median House Price
December quarter 2023: \$2,160,000

Comparable Properties



20 Shrewsbury St BENTLEIGH EAST 3165 (REI)

Agent Comments

5 3 2

Price: \$2,680,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)



73 Deakin St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 3 4

Price: \$2,560,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 585 sqm approx

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.