## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 19 Lord Street, Mckinnon Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,400,000		&		\$2,640,000			
Median sale p	rice							
Median price	\$2,160,000	Pro	operty Type	Hou	se		Suburb	Mckinnon
Period - From	01/10/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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.

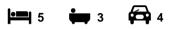
This Statement of Information was prepared on:

26/03/2024 14:41









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)



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



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



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.

#### Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

propertydata



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