

## 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

53 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)

Single price \$1,599,000

#### Median sale price

Median price \$1,828,000

House

X

Unit

Suburb

Mckinnon

Period - From 01/01/2018

to 31/03/2018

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	13a Lindsay St MCKINNON 3204	\$1,640,000	19/02/2018
2	434 North Rd ORMOND 3204	\$1,548,000	24/04/2018
3	1/4 Glen Orme Av MCKINNON 3204	\$1,450,000	14/03/2018

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.



3   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 374 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,599,000  
**Median House Price**  
March quarter 2018: \$1,828,000

## Comparable Properties



13a Lindsay St MCKINNON 3204 (VG)

Agent Comments

4   -   -

**Price:** \$1,640,000  
**Method:** Sale  
**Date:** 19/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 376 sqm approx



434 North Rd ORMOND 3204 (REI)

Agent Comments

4   3   2

**Price:** \$1,548,000  
**Method:** Sold Before Auction  
**Date:** 24/04/2018  
**Rooms:** 7  
**Property Type:** House (Res)



1/4 Glen Orme Av MCKINNON 3204 (REI)

Agent Comments

3   2   2

**Price:** \$1,450,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)