

## 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

9 Sullivan Avenue, Lysterfield Vic 3156

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$680,000

&amp;

\$720,000

## Median sale price

Median price

\$1,102,000

House

X

Unit

Suburb

Lysterfield

Period - From

01/01/2017

to

31/12/2017

Source

REIV

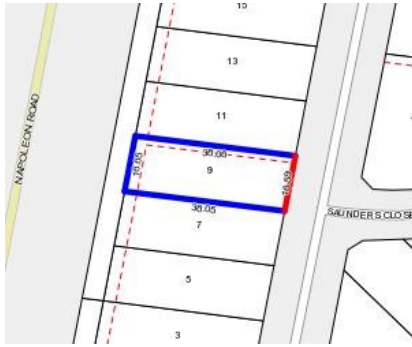
## Comparable property sales (\*Delete A or B below as applicable)

- 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	38 Tamboon Dr ROWVILLE 3178	\$725,000	17/01/2018
2	62 Willow Av ROWVILLE 3178	\$701,000	19/09/2017
3	9 Overton Cl ROWVILLE 3178	\$665,000	20/12/2017

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.



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**38 Tamboon Dr ROWVILLE 3178 (REI)**

**Agent Comments**



**Price:** \$725,000

**Method:** Private Sale

**Date:** 17/01/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 642 sqm approx



**62 Willow Av ROWVILLE 3178 (REI)**

**Agent Comments**



**Price:** \$701,000

**Method:** Private Sale

**Date:** 19/09/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 683 sqm approx



**9 Overton Ct ROWVILLE 3178 (REI)**

**Agent Comments**



**Price:** \$665,000

**Method:** Private Sale

**Date:** 20/12/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 480 sqm approx