

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 Jindabyne Court, Lysterfield Vic 3156

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$840,000

&

\$920,000

Median sale price

Median price \$1,105,000

House

X

Unit

Suburb Lysterfield

Period - From 01/04/2017

to 30/06/2017

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	89 Oaktree Rise Lysterfield 3156	\$917,500	29/07/2017
2	25 Bellfield Dr Lysterfield 3156	\$857,000	01/06/2017
3	9 McFarlane Ct Lysterfield 3156	\$825,000	08/07/2017

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.



3 2 2

Rooms: 7

Property Type: House

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



89 Oaktree Rise Lysterfield 3156 (REI)

Agent Comments

4 2 2

Price: \$917,500

Method: Auction Sale

Date: 29/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 728 sqm approx



25 Bellfield Dr Lysterfield 3156 (REI)

Agent Comments

4 2 -

Price: \$857,000

Method: Private Sale

Date: 01/06/2017

Rooms: 7

Property Type: House

Land Size: 648 sqm approx



9 McFarlane Ct Lysterfield 3156 (REI)

Agent Comments

4 2 2

Price: \$825,000

Method: Private Sale

Date: 08/07/2017

Rooms: 7

Property Type: House

Land Size: 712 sqm approx