

# Statement of Information



## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property Offered for sale

Address  
Including suburb and  
locality and postcode

54 Churchill Park Drive, Lysterfield South

### Indicative selling price

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

Range Between

\$900,000

&

\$990,000

### Median Sale Price

Median price

Unit

X

Suburb  
or locality

Lysterfield South

Period - From

30/11/-0001

to

30/11/-0001

Source

### Comparable property sales

Address of comparable property	Price	Date of Sale
1.		
2.		
3.		

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.

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 09 February 2018

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Sections 47AF of the Estate Agents Act 1980



54 Churchill Park Drive, Lysterfield South

3 1 4  
Bed Bath Car

Indicative selling price: \$900,000 - \$990,000  
For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lysterfield south

Median House Price:  
Period From: 30/11/-0001  
Source:

Median Unit Price:  
Period to: 30/11/-0001

## Comparable Sales

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Prepared on 09 February 2018

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