
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
postcode 44 Palmerston Road, Lysterfield 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,130,000 & \$1,195,000

Median sale price

Median price \$970,000

*House ☒

Suburb Lysterfield

Period - From 01/05/2018 to 30/04/2019

Source CoreLogic

Comparable property sales

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
7 Moonlight Drive, Lysterfield 3156	\$1,150,000	09/02/2019
2 Palmerston Road, Lysterfield 3156	\$1,190,000	12/10/2018
4 Skyline Way, Lysterfield 3156	\$1,140,000	23/02/2019

Property data source: CoreLogic. Generated on 29th May 2019.