

## 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

25 Laanecoorie Drive, Lysterfield Vic 3156

## Indicative selling price

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

Single price

\$840,000

## Median sale price

Median price

\$1,150,000

House

X

Unit

Suburb

Lysterfield

Period - From

01/10/2017

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 Lakesfield Dr Lysterfield 3156	\$921,000	30/10/2017
2	32 Wentworth Av Rowville 3178	\$850,000	21/11/2017
3	15 Caloola Ct Rowville 3178	\$821,000	06/02/2018

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.



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**38 Lakesfield Dr LYSTERFIELD 3156 (REI/VG)** **Agent Comments**



**Price:** \$921,000

**Method:** Private Sale

**Date:** 30/10/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 665 sqm approx



**32 Wentworth Av ROWVILLE 3178 (REI)** **Agent Comments**



**Price:** \$850,000

**Method:** Sold Before Auction

**Date:** 21/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 704 sqm approx



**15 Caloola Ct ROWVILLE 3178 (REI)** **Agent Comments**



**Price:** \$821,000

**Method:** Private Sale

**Date:** 06/02/2018

**Rooms:** -

**Property Type:** House (Res)