

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 1/36 Sullivan Avenue, Lysterfield

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price Unit X Suburb Lysterfield

Period - From 01/04/2018 to 31/03/2019

Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)
NO MEDIAN PRICE AVAILABLE

Comparable property sales

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. 1/266 Dandelion Dr ROWVILLE 3178	\$570,000	18/03/2019
2. 2/34 Sullivan Ave LYSTERFIELD 3156	\$595,000	18/02/2019
3. 1/42 Taylors Lane ROWVILLE 3178	\$580,500	14/12/2018

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 15 May 2019.