

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

36 Heritage Way, Lysterfield Vic 3156

Indicative selling price

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

Single Price

\$2,300,000

Median sale price

Median price

\$1,342,500

Property Type

House

Suburb

Lysterfield

Period - From

01/01/2022

to

31/03/2022

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	2 Helmsley Av LYSTERFIELD 3156	\$2,410,000	20/04/2022
2	27 Heritage Way LYSTERFIELD 3156	\$2,180,000	28/05/2022
3	44 Heritage Way LYSTERFIELD 3156	\$2,112,000	26/03/2022

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.~~

This Statement of Information was prepared on:

13/07/2022 16:18