Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered to	or sale							
Addres Including suburb ar postcod	nd Dot 10,	32 Ma	ajor Crescent, l	_ysterfield Vi	c 315	6		
Indicative selling p	price							
For the meaning of th	is price see	cons	sumer.vic.gov.a	au/underquo	ting			
Single price \$1	,134,000							
Median sale price								
Median price \$1,0	00,000	Pro	pperty Type Va	cant land		Suburb	Lysterfield	
Period - From 10/0	12/2024	to	09/02/2025	So	ource	Property	/ Data	
Comparable prope	erty sales	(*Del	lete A or B be	elow as ap	plica	ble)		
	the estate a		s sold within tw or agent's repr				•	
Address of compar	rable prope	erty				Pı	ice	Date of sale
1								
2								
3								
OR								
			epresentative ro vo kilometres c	•				•

This Statement of Information was prepared on:



Michael Fava 0419 167 934





Property Type: Land Land Size: 876 sqm approx Agent Comments Indicative Selling Price \$1,134,000 Median Land Price 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.





Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	red for sale							
Including sub	Address urb and ostcode	32 M	ajor Crescent,	, Lysterfield Vi	c 3156			
Indicative sel	ling price							
For the meaning	g of this price see	con	sumer.vic.gov	.au/underquo	ting			
Single prid	se \$1,035,000							
Median sale p	orice							
Median price	\$1,000,000	Pr	operty Type	Vacant land	s	uburb	Lysterfield	
Period - From	10/02/2024	to	09/02/2025	Sc	ource	roperty	Data	
Comparable p	property sales	(*De	lete A or B I	below as ap _l	plicabl	e)		
months	are the three properties that the estate astyrestate astyrestate.							
Address of co	omparable prope	erty				Pr	rice	Date of sale
1								
2								
3								
OR								
	tate agent or age ties were sold wit		•	•				•

This Statement of Information was prepared on:



Michael Fava 0419 167 934







Indicative Selling Price \$1,035,000 Median Land Price 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.





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	Let 0/02 major erecesin, Eyetermela vie erec		
Indicative selling pri	ice		
For the meaning of this	price see consumer.vic.gov.au/underquoting		
Single price \$1,25	55,000		
Median sale price			
Median price \$1,000	0,000 Property Type Vacant land Sub	burb Lysterfield	
Period - From 10/02/2	2024 to 09/02/2025 Source Pro	perty Data	
Comparable propert	y sales (*Delete A or B below as applicable)		
	three properties sold within two kilometres of the properties sold within two kilometres of the properties agent or agent's representative considers the considers to the considers the consideration that the considerati		
Address of comparat	ble property	Price	Date of sale
1			
2			
3			
OR			
	ent or agent's representative reasonably believes that e sold within two kilometres of the property for sale		

This Statement of Information was prepared on:



Michael Fava 0419 167 934









Property Type: Land Land Size: 986 sqm approx

Agent Comments

Indicative Selling Price \$1,255,000 Median Land Price 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.





Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	for sale				
Addr Including suburb a postco	and	or Crescent, Lysterfield	Vic 3156		
Indicative selling	price				
For the meaning of t	his price see consu	ımer.vic.gov.au/underqı	uoting		
Single price \$	1,310,000				
Median sale price	•				
Median price \$1,	000,000 Prop	perty Type Vacant land	Sub	urb Lysterfield	d
Period - From 10/	02/2024 to 0	09/02/2025	Source Prop	perty Data	
Comparable prop	erty sales (*Dele	ete A or B below as a	pplicable)		
	t the estate agent o	sold within two kilomet r agent's representative			
Address of compa	arable property			Price	Date of sale
1					
2					
3					
OR					
		presentative reasonably by kilometres of the prop			

This Statement of Information was prepared on:











Property Type: Land Land Size: 1280 sqm approx

Agent Comments

Indicative Selling Price \$1,310,000 Median Land Price 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.





Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	red for sale							
Including sub	Address urb and ostcode	2 Ma	jor Crescent, Ly	ysterfield Vic	3156			
Indicative sel	ling price							
For the meaning	g of this price see	e con	sumer.vic.gov.a	au/underquo	ting			
Single prid	\$1,090,000							
Median sale p	orice							
Median price	\$1,000,000	Pr	operty Type Va	acant land	s	uburb	Lysterfield	
Period - From	10/02/2024	to	09/02/2025	Sc	ourceP	roperty	Data	
Comparable _I	property sales	(*De	lete A or B be	elow as ap _l	plicabl	е)		
month	are the three prostate at that the estate at the state at the estate.							
Address of co	omparable prop	erty				Pr	ice	Date of sale
1								
2								
3								
OR								
	tate agent or age							

This Statement of Information was prepared on:



Michael Fava 0419 167 934









Property Type: Land Land Size: 883 sqm approx

Agent Comments

Indicative Selling Price \$1,090,000 Median Land Price 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.





Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	ed for sale							
Including sub		/32 M	ajor Crescent, Ly	sterfield Vi	c 315	6		
Indicative sell	ing price							
For the meaning	of this price se	e con	sumer.vic.gov.au	/underquo	ting			
Single pric	e \$1,123,000							
Median sale p	rice							
Median price	\$1,000,000	Pr	operty Type Vac	ant land		Suburb	Lysterfield	I
Period - From	10/02/2024	to	09/02/2025	Sc	ource	Property	/ Data	
Comparable p	property sales	(*De	lete A or B bel	ow as ap _l	plica	ble)		
months		•	es sold within two or agent's repre				•	
Address of co	mparable prop	erty				Pr	rice	Date of sale
1								
2								
3								
OR								
			representative rea wo kilometres of	•				•

This Statement of Information was prepared on:



Michael Fava 0419 167 934









Property Type: Land Land Size: 814 sqm approx

Agent Comments

Indicative Selling Price \$1,123,000 **Median Land Price** 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.





Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale		
Address Including suburb and postcode	Lot 5/32 Major Crescent, Lysterfield Vic 3156		
Indicative selling price	ce		
For the meaning of this p	orice see consumer.vic.gov.au/underquoting		
Single price \$1,25	5,000		
Median sale price			
Median price \$1,000,	000 Property Type Vacant land Sub	urb Lysterfield	
Period - From 10/02/2	2024 to 09/02/2025 Source Prop	perty Data	
Comparable property	y sales (*Delete A or B below as applicable)		
	nree properties sold within two kilometres of the properties sold within two kilometres of the properties agent or agent's representative considers to e.		
Address of comparab	le property	Price	Date of sale
1			
2			
3			
OR			
	nt or agent's representative reasonably believes that sold within two kilometres of the property for sale		

This Statement of Information was prepared on:



Michael Fava 0419 167 934







Property Type: Land **Land Size:** 1000 sqm approx

Agent Comments

Indicative Selling Price \$1,255,000 Median Land Price 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.





Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered	d tor s	ale								
Includ	ling suburb		Lot 15/3	32 M	ajor Crescen	ıt, Lysterfi	eld Vi	c 315	6		
Indicat	ive sellin	g pric	е								
For the i	meaning o	f this p	rice see	con	sumer.vic.gc	ov.au/und	erquot	ting			
Sir	ngle price	\$1,255	5,000								
Median	sale pri	се									
Media	an price \$	1,000,0	000	Pro	operty Type	Vacant la	and		Suburb	Lysterfield	
Period	l - From 1	0/02/20	024	to	09/02/2025	;	So	urce	Propert	y Data	
Compa	rable pro	perty	sales	(*De	lete A or B	below a	ıs app	olical	ble)		
A*		nat the	estate a							erty for sale in e most comp	
Addres	ss of com	parabl	e prope	erty					P	rice	Date of sale
1											
2											
3											
OR											
B*		_	_		•		-			wer than thre he last six mo	e comparable onths.

This Statement of Information was prepared on:



Michael Fava 0419 167 934









Property Type: Land **Land Size:** 1000 sqm approx

Agent Comments

Indicative Selling Price \$1,255,000 Median Land Price 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.





Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offere	ed for sale					
Including subu		2 Major Crescent, L	ysterfield Vic 3	3156		
Indicative selli	ng price					
For the meaning	of this price see	e consumer.vic.gov	.au/underquoti	ng		
Single price	\$1,023,000					
Median sale pr	ice					
Median price	\$1,000,000	Property Type V	acant land	Suburb	Lysterfield	
Period - From	10/02/2024	to 09/02/2025	Sou	urce Propert	y Data	
Comparable pr	operty sales	(*Delete A or B b	pelow as app	licable)		
months t		perties sold within t agent or agent's rep			•	
Address of con	nparable prope	erty		Р	rice	Date of sale
1						
2						
3						
OR						
		ent's representative thin two kilometres				

This Statement of Information was prepared on:



Michael Fava 0419 167 934









Property Type: Land Land Size: 821 sqm approx

Agent Comments

Indicative Selling Price \$1,023,000 **Median Land Price** 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.





Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	r sale					
Address Including suburb and postcode	d 201 12/02	2 Major Crescent,	, Lysterfield Vio	3156		
Indicative selling pr	rice					
For the meaning of this	s price see c	consumer.vic.gov	.au/underquot	ing		
Single price \$1,1	12,000					
Median sale price						
Median price \$1,00	0,000	Property Type	/acant land	Sub	ourb Lysterfie	eld
Period - From 10/02	:/2024 to	to 09/02/2025	So	urce Pro	perty Data	
Comparable proper	ty sales (*[Delete A or B I	below as app	olicable)		
	he estate age	erties sold within: gent or agent's re		•		le in the last six- omparable to the
Address of compara	ble propert	ty			Price	Date of sale
1						
2						
3						
OR						
•	•	t's representative in two kilometres	•			three comparable months.

This Statement of Information was prepared on:



Michael Fava 0419 167 934







Property Type: Land Land Size: 911 sqm approx

Agent Comments

Indicative Selling Price \$1,112,000 Median Land Price 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.





Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	red for sale							
Including sub	Address urb and ostcode	32 M	ajor Crescent,	, Lysterfield Vi	c 3156			
Indicative sel	ling price							
For the meaning	g of this price see	con	sumer.vic.gov	.au/underquo	ting			
Single prid	se \$1,310,000							
Median sale p	orice							
Median price	\$1,000,000	Pr	operty Type	/acant land	Sı	uburb	Lysterfield	
Period - From	10/02/2024	to	09/02/2025	So	ource Pi	roperty	Data Data	
Comparable p	property sales	(*De	lete A or B b	pelow as app	olicable	e)		
months	are the three properties that the estate astyrestate astyrestate.							
Address of co	omparable prope	erty				Pr	ice	Date of sale
1								
2								
3								
OR								
	tate agent or age ties were sold wit		•	•				•

This Statement of Information was prepared on:



Michael Fava 0419 167 934









Property Type: Land **Land Size:** 1067 sqm approx

Agent Comments

Indicative Selling Price \$1,310,000 Median Land Price 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.





Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offere	ed for s	ale							
Includii	ng subu	ddress rb and stcode	Lot 5/32	2 Maj	ior Crescent,	, Lysterfield V	ic 3156	3		
Indicativ	ve selli	ng pric	e							
For the m	neaning	of this p	rice see	con	sumer.vic.go	v.au/underqu	oting			
Sin	gle price	\$1,134	4,000							
Median	sale pr	ice								
Mediar	n price	\$1,000,0	000	Pro	operty Type	Vacant land		Suburb	Lysterfield	
Period ·	- From	10/02/2	024	to	09/02/2025		Source	Property	/ Data	
Compar	able pr	operty	sales	(*De	lete A or B	below as a	pplica	ble)		
f		that the	estate a							n the last six- parable to the
Addres	s of con	nparabl	e prope	erty				Pı	ice	Date of sale
1										
2										
3										
OR										
						e reasonably s of the prop				ree comparable nonths.

This Statement of Information was prepared on:



Michael Fava 0419 167 934









Property Type: Land Land Size: 725 sqm approx Agent Comments Indicative Selling Price \$1,134,000 Median Land Price 10/02/2024 - 09/02/2025: \$1,000,000

Comparable Properties

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.



