

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

216 Lysterfield Road, Lysterfield Vic 3156

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,985,000

&

\$4,383,500

Median sale price*

Median price

House

Unit

Suburb

Lysterfield

Period - From

to

Source

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		
3		

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$3,985,000 - \$4,383,500
No median price available

Comparable Properties



**161 Glenfern Rd UPPER FERNTREE GULLY
3156 (REI)**

Agent Comments



Price: \$1,475,000
Method: Private Sale
Date: 31/03/2019
Rooms: -
Property Type: Land
Land Size: 51120 sqm approx

20 Sherwood Way LYSTERFIELD 3156 (VG)

Agent Comments



Price: \$1,250,000
Method: Sale
Date: 30/01/2019
Rooms: -
Property Type: Hobby Farm < 20 ha
Land Size: 14800 sqm approx

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.