

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 2/34 Sullivan Avenue, Lysterfield

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price Unit X Suburb Lysterfield
Period - From 01/01/2018 to 31/12/2018 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. 1/42 Taylors Lane ROWVILLE 3178	\$580,500	14/12/2018
2. 7 Anthony Drive LYSTERFIELD 3156	\$572,000	05/11/2018
3. 2/266 Dandelion Drive ROWVILLE 3178	\$585,000	04/12/2018

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 5 February 2019.