
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 25 Allamanda Boulevard, Lysterfield

Indicative selling price

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

Range between \$940,000 & \$1,000,000

Median sale price

Median price \$1,112,503 *House X *Unit Suburb Lysterfield

Period - From 01/04/2017 to 31/03/2018 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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. 9 The Strand Lysterfield 3156	\$1,035,000	19/04/2018
2. 19 Airedale Way Rowville 3178	\$950,000	01/06/2018
3. 11 Crossley Court Lysterfield 3156	\$1,002,000	17/05/2018