

## 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 73 Major Crescent, Lysterfield

### Indicative selling price

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

Single price \$875,000

### Median sale price

Median price \$1,150,000

\*House X

Suburb Lysterfield

Period - From 01/01/2018 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. 36 Armstrong Drive, Rowville	\$858,000	18/11/2017
2. 260 Karoo Road, Rowville	\$890,000	22/02/2018
3. 12 Darling Court, Rowville	\$906,000	28/11/2017