

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

72 Lakesfield Drive, Lysterfield Vic 3156

Indicative selling price

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

Range between \$830,000

&

\$913,000

Median sale price

Median price \$1,105,000

House

X

Suburb

Lysterfield

Period - From 01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
239 Karoo Rd ROWVILLE 3178	\$911,000	17/05/2017
25 Bellfield Dr LYSTERFIELD 3156	\$857,000	01/06/2017
18 Harry Nance CI LYSTERFIELD 3156	\$850,000	23/03/2017