

## 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

11 Laanecoorie Drive, Lysterfield Vic 3156

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

Range between

\$770,000

&amp;

\$820,000

**Median sale price**

Median price

\$1,102,000

House

X

Unit

Suburb

Lysterfield

Period - From

01/01/2017

to

31/12/2017

Source

REIV

**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	137 Murrindal Dr ROWVILLE 3178	\$835,000	11/08/2017
2	111 Murrindal Dr ROWVILLE 3178	\$810,000	30/08/2017
3	19 Farmillo Ct LYSTERFIELD 3156	\$795,000	02/08/2017

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.



3 2 1

**Rooms:**  
**Property Type:** House  
**Land Size:** 630 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$820,000  
**Median House Price**  
Year ending December 2017: \$1,102,000

## Comparable Properties



137 Murrindal Dr ROWVILLE 3178 (REI)

**Agent Comments**

3 2 2

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 11/08/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 729 sqm approx



111 Murrindal Dr ROWVILLE 3178 (REI)

**Agent Comments**

3 2 2

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 30/08/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 709 sqm approx



19 Farmillo Ct LYSTERFIELD 3156 (REI)

**Agent Comments**

3 2 2

**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 02/08/2017  
**Rooms:** 4  
**Property Type:** House