

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

Range between

\$770,000

&

\$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