

## 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 43 Allamanda Boulevard, Lysterfield VIC 3156

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,000,000 & \$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$962,229 \*House ☒ \*Unit ☐ Suburb LYSTERFIELD

Period - From 01/09/2016 to 11/09/2017 Source Realestate.com.au

### 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 2 The Gables, Lysterfield VIC 3156	\$1,112,000	14/07/2017
2 9 Allamanda Boulevard, Lysterfield VIC 3156	\$985,000	06/06/2017
3 10 Straughan Close, Lysterfield VIC 3156	\$1,165,870	29/08/2017

