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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

4 Lalbert Court, Lysterfield

### Indicative selling price

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

Range between

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$1,100,000

House

X

Suburb

Lysterfield

Period - From

01/07/2017

to

30/06/2018

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. 12 Winneke Court, LYSTERFIELD 3156	\$675,000	07/10/2018
2. 12 Laanecoorie Drive, LYSTERFIELD 3156	\$690,000	30/09/2018
3. 2 Penn Court, LYSTERFIELD 3156	\$680,000	28/07/2018

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 11 October 2018.