

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 1 Quinn Court , Lysterfield Vic 3156

Indicative selling price

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

Range between \$690,000 \$750,000

Median sale price

Median price \$1,320,100 Property type House Suburb Lysterfield
Period - From 01/04/2021 to 30/06/2021 Source REIV

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. 1/54 Sullivan Ave LYSTERFIELD 3156	\$705,500	31/08/2021
2. 1/5 Anthony Dr LYSTERFIELD 3156	\$765,000	18/06/2021
3. 8 Marmont Pl LYSTERFIELD 3156	\$737,500	17/07/2021

~~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.~~

Source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

This Statement of Information was prepared on: 22/09/2021 11:31