

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

7 Saunders Close, Lysterfield Vic 3156

Indicative selling price

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

Range between

\$700,000

&

\$770,000

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	20 Bellfield Dr LYSTERFIELD 3156	\$725,000	01/11/2017
2	217 Dandelion Dr ROWVILLE 3178	\$725,000	09/09/2017
3	39 Kellbourne Dr ROWVILLE 3178	\$700,000	14/11/2017

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.

7 Saunders Close, Lysterfield Vic 3156



3 1 0

Rooms:
Property Type: House (Res)
Land Size: 634 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending December 2017: \$1,102,000

Comparable Properties



20 Bellfield Dr LYSTERFIELD 3156 (VG)

Agent Comments

4 - -

Price: \$725,000
Method: Sale
Date: 01/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 719 sqm approx



217 Dandelion Dr ROWVILLE 3178 (REI/VG)

Agent Comments

3 1 2

Price: \$725,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 704 sqm approx



39 Kellbourne Dr ROWVILLE 3178 (VG)

Agent Comments

4 - -

Price: \$700,000
Method: Sale
Date: 14/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 776 sqm approx