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 betweer	n \$700,000		&	\$770,000					
Median sale price									
Median price	\$1,102,000	Hous	e X	Unit		Suburb	Lysterfield		
Period - From	01/01/2017	to 3	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.

Add	dress 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.

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

7 Saunders Close, Lysterfield Vic 3156





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)



Price: \$725.000 Method: Sale Date: 01/11/2017 Rooms: -Property Type: House (Res) Land Size: 719 sqm approx Agent Comments



217 Dandelion Dr ROWVILLE 3178 (REI/VG) **6** 2

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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)



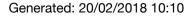
Price: \$700,000 Method: Sale Date: 14/11/2017 Rooms: -Property Type: House (Res) Land Size: 776 sqm approx

Agent Comments

Agent Comments

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propertydata



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