Chisholm&Gamon

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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

s 37 Bellfield Drive, Lysterfield Vic 3156

Indicative selling price

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

Range betweer	n \$820,000		&	\$87	0,000			
Median sale p	rice							
Median price	\$1,112,503	Hou	ise X	Unit			Suburb	Lysterfield
Period - From	01/04/2017	to	31/03/2018		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 sixmonths 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		
3		

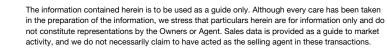
OR

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.

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propertydata

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37 Bellfield Drive, Lysterfield Vic 3156



Rooms: Property Type: House (Res) Agent Comments

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Michelle Bolton 03 9589 3133 0408 339 717 mbolton@chisholmgamon.com.au

Indicative Selling Price \$820,000 - \$870,000 Median House Price Year ending March 2018: \$1,112,503

Comparable Properties

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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.