

# 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

20 Churchill Park Drive, Lysterfield South Vic 3156

### Indicative selling price

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

Range between \$750,000 & \$825,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Lysterfield South

Period - From 24/06/2020 to 23/06/2021 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	12 Oban CI ENDEAVOUR HILLS 3802	\$780,000	17/03/2021
2	50 Girvan Cirt ENDEAVOUR HILLS 3802	\$751,000	25/02/2021
3	35 Chantell Av ENDEAVOUR HILLS 3802	\$750,000	25/01/2021

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.~~

This Statement of Information was prepared on:

24/06/2021 09:42