



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 681 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$820,000

Median House Price

June quarter 2017: \$1,105,000

Comparable Properties



30 Laanecoorie Dr LYSTERFIELD 3156 (REI)

Agent Comments

4 2 1

Price: \$777,400

Method: Private Sale

Date: 14/06/2017

Rooms: 6

Property Type: House



6 Lalbert Ct LYSTERFIELD 3156 (REI)

Agent Comments

3 2 2

Price: \$765,000

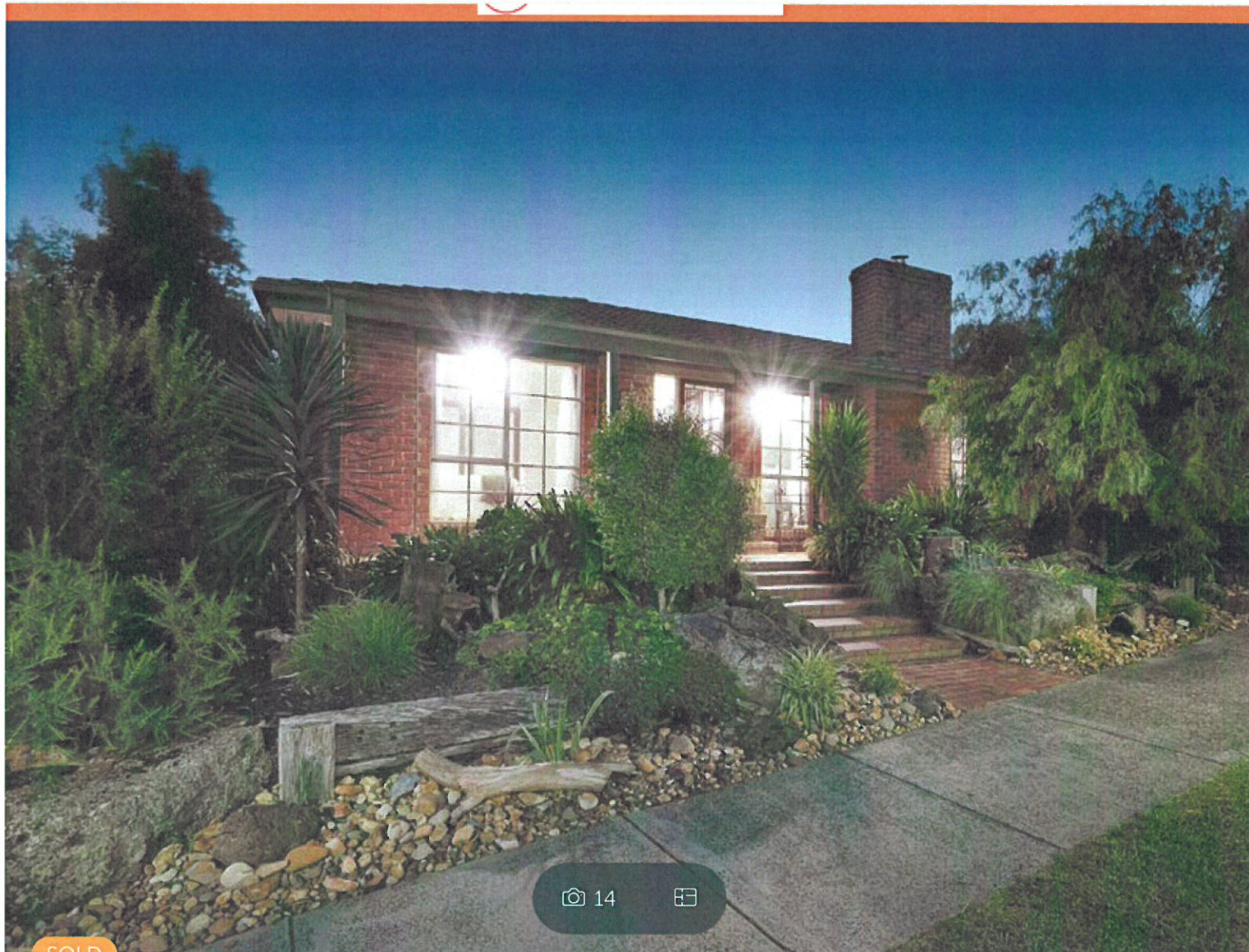
Method: Auction Sale

Date: 08/07/2017

Rooms: 6

Property Type: House (Res)

Third property as attached and sourced from realestate.com.au is 60 Bellfield Drive, Lysterfield Sold price \$800,000 Date sold: 13th April 2017 These are the three properties sold within two kilometres of the property for sale in the last six months that the agent or agent's representative considers to be the most comparable to the property for sale.



SOLD

60 Bellfield Drive


Lysterfield, Vic 3156

 3  2  2

\$800,000

House, Sold on 13 Apr 2017



 Email agent



Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 19 Farnillo Court, Lysterfield Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$795,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$1,105,000 *House x *Unit Suburb Lysterfield

Period - From 01/04/2017 to 30/06/2017 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. 30 Laanecoorie Drive, Lysterfield	\$777,400.00	14/06/2017
2. 6 Lalbert Court, Lysterfield	\$765,000.00	08/07/2017
3. 60 Bellfield Drive, Lysterfield	\$800,000.00	13/04/2017

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.

