

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

1 Frank Court, Lysterfield Vic 3156

Indicative selling price

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

Range between \$640,000 & \$704,000

Median sale price

Median price \$835,000

House X

Suburb Lysterfield

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2 Newlyn Ct LYSTERFIELD 3156	\$685,000	19/01/2017
8 Trevena CI ROWVILLE 3178	\$680,000	04/01/2017
18 Spruce Dr ROWVILLE 3178	\$642,000	07/03/2017