

## 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

30 Laanecoorie Drive, Lysterfield 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 \$670,000

&

\$737,000

#### 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
71 Lakesfield Dr Lysterfield 3156	\$730,000	19/04/2017
1 Primula Ct Rowville 3178	\$695,000	25/02/2017
21 Allora Av Ferntree Gully 3156	\$683,000	20/05/2017