

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

Indicative selling price

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

Range between\$670,000&\$737,000Median sale priceMedian price\$835,000HouseXSuburbLysterfieldPeriod - From01/01/2017to31/03/2017SourceREIV

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

Account - Barry Plant | P: 03 9753 2828

propertydata

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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.

