

## 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

35 Rathgar Road, 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 \$950,000 & \$1,000,000

#### Median sale price

Median price \$1,105,000 House ☒ 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	6 Tarago Ct Lysterfield 3156	\$996,000	18/06/2017
2	26 Rutherglen Ct Rowville 3178	\$980,000	16/09/2017
3	29 Laanecoorie Dr Lysterfield 3156	\$962,229	08/08/2017

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.