

## 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

36 Parkside Blvd, Lysterfield South, VIC 3156

### Indicative selling price

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

Single price

\$\*

or range between

\$1,750,000

&

\$1,925,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$1,310,000

\*House

X

\*Unit

Suburb

LYSTERFIELD SOUTH

Period - From

01/10/2016

to

10/10/2017

Source

Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

- 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.