

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

40 Crusoe Drive, Lysterfield Vic 3156

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$1,102,000

House

X

Unit

Suburb

Lysterfield

Period - From

01/01/2017

to

31/12/2017

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	32 Wentworth Av ROWVILLE 3178	\$850,000	21/11/2017
2	15 Caloola Ct ROWVILLE 3178	\$821,000	06/02/2018
3	15 Viewgrand Rise LYSTERFIELD 3156	\$782,000	17/02/2018

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.

40 Crusoe Drive, Lysterfield Vic 3156

Chisholm&Gamon

Michelle Bolton

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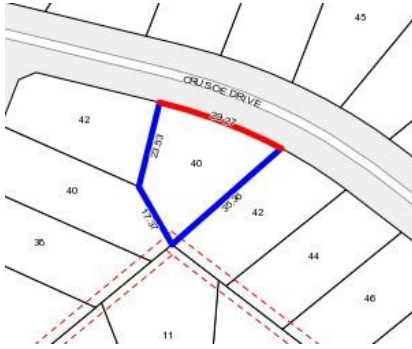
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Indicative Selling Price

\$780,000 - \$840,000

Median House Price

Year ending December 2017: \$1,102,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



32 Wentworth Av ROWVILLE 3178 (REI)

Agent Comments



Price: \$850,000

Method: Sold Before Auction

Date: 21/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 704 sqm approx



15 Caloola Ct ROWVILLE 3178 (REI)

Agent Comments



Price: \$821,000

Method: Private Sale

Date: 06/02/2018

Rooms: -

Property Type: House (Res)



15 Viewgrand Rise LYSTERFIELD 3156 (REI)

Agent Comments



Price: \$782,000

Method: Private Sale

Date: 17/02/2018

Rooms: 4

Property Type: House

Land Size: 427 sqm approx