

## 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

Lot 1113/30-98 Lysterfield Dr, Greenvale Vic 3059

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$365,000

&

\$401,500

#### Median sale price

Median price

\$765,500

House

X

Unit

Suburb

Greenvale

Period - From

01/10/2017

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	92 Frontier Av GREENVALE 3059	\$390,000	24/10/2017
2	58 Mackellar Dr ROXBURGH PARK 3064	\$385,000	10/12/2017
3	41 Horizon Blvd GREENVALE 3059	\$370,000	21/11/2017

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.~~