

## Statement of Information

# 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: 13 PARKVIEW TERRACE, 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)

Price Range: \$1,150,000 to \$1,265,000

### Median sale price

Median price: \$1,250,000    House:     Unit:     Suburb: LYSTERFIELD SOUTH  
Period: 01 July 2016 to 30 June 2017    Source: 

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
16 GLADESVILLE CL, LYSTERFIELD SOUTH, VIC 3156	\$1,250,000	23/12/2016
16 FORREST HILL GR, LYSTERFIELD SOUTH, VIC 3156	\$1,320,000	02/01/2017