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	LOT 2/327 HALLAM NORTH ROAD, LYSTERFIELD SOUTH

Indicative selling price

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

Single price	$	or range between	$750,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

House Median price	$1,195,500	*House		*Unit		Suburb	Lysterfield South
Period - From		to				Source	Core Logic RP Data

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.