

## 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

44 Allamanda Boulevard, Lysterfield 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

\$807,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$970,000

House

X

Unit

Suburb

Lysterfield

Period - From

01 AUG 18

to

31 JUL 19

Source

CoreLogic

### 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. 6 Catalpa Place, Lysterfield VIC 3156	\$835,000	20 JUL 19
2. 12 Lawnclyffe Court, Rowville VIC 3178	\$812,000	11 JUN 19
3. 9 Bostock Court, Lysterfield VIC 3156	\$830,000	27 MAR 19

**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.