

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

60 Bellfield Drive, Lysterfield Vic 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,320,100 Property Type House Suburb Lysterfield

Period - From 01/04/2021 to 30/06/2021 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	8 Blaxland Dr ROWVILLE 3178	\$900,000	27/06/2021
2	5 Valleyview Dr ROWVILLE 3178	\$923,000	22/05/2021
3	20 Landsborough Av ROWVILLE 3178	\$890,000	27/04/2021

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.~~

This Statement of Information was prepared on:

29/07/2021 10:43



 3  2  2

Property Type: House (Res)

Land Size: 727 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

June quarter 2021: \$1,320,100

Comparable Properties



8 Blaxland Dr ROWVILLE 3178 (REI)

Agent Comments

 3  2  2

Price: \$900,000

Method: Auction Sale

Date: 27/06/2021

Property Type: House (Res)

Land Size: 632 sqm approx



5 Valleyview Dr ROWVILLE 3178 (REI)

Agent Comments

 3  2  2

Price: \$923,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 720 sqm approx



20 Landsborough Av ROWVILLE 3178 (REI)

Agent Comments

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 27/04/2021

Property Type: House