

# 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

11 Straughan Close, Lysterfield Vic 3156

### Indicative selling price

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

Range between \$1,390,000

&

\$1,490,000

### Median sale price

Median price \$1,382,500

Property Type House

Suburb Lysterfield

Period - From 01/04/2024

to

30/06/2024

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	5 Jonathan PI ROWVILLE 3178	\$1,390,000	28/06/2024
2	1 Mudo Ct ROWVILLE 3178	\$1,475,000	08/06/2024
3	8 Teofilo Dr LYSTERFIELD 3156	\$1,410,000	12/03/2024

**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:

29/07/2024 10:14