

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

5 Pecan Court, Lysterfield Vic 3156

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,115,013

Property Type House

Suburb Lysterfield

Period - From 01/04/2020

to 31/03/2021

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 | 11 Sommersby Ct Lysterfield 3156 | \$1,230,000 | 20/04/2021 |
| 2 | 7 Trisha Dr Rowville 3178 | \$1,300,000 | 22/02/2021 |
| 3 | 7 Major Cr Lysterfield 3156 | \$1,250,000 | 15/02/2021 |

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:

07/06/2021 15:13



 6  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

Year ending March 2021: \$1,115,013

Comparable Properties



11 Sommersby Ct LYSTERFIELD 3156 (VG)

Agent Comments

 4  -  -

Price: \$1,230,000

Method: Sale

Date: 20/04/2021

Property Type: House (Res)

Land Size: 802 sqm approx



7 Trisha Dr ROWVILLE 3178 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,300,000

Method: Private Sale

Date: 22/02/2021

Property Type: House

Land Size: 727 sqm approx



7 Major Cr LYSTERFIELD 3156 (VG)

Agent Comments

 4  -  -

Price: \$1,250,000

Method: Sale

Date: 15/02/2021

Property Type: House (Res)

Land Size: 1087 sqm approx