Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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
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Median sale price

Median price	\$1,115,013	Pro	perty Type	louse		Suburb	Lysterfield
Period - From	01/04/2020	to	31/03/2021	S	ource	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

Aut	areas or comparable property	1 1100	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

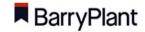
OR

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



Date of sale











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)





Price: \$1,230,000 Method: Sale Date: 20/04/2021

Property Type: House (Res) Land Size: 802 sqm approx

Agent Comments



7 Trisha Dr ROWVILLE 3178 (REI/VG)







Price: \$1,300,000 Method: Private Sale Date: 22/02/2021 Property Type: House Land Size: 727 sqm approx Agent Comments



7 Major Cr LYSTERFIELD 3156 (VG)







Price: \$1,250,000 Method: Sale Date: 15/02/2021

Property Type: House (Res) Land Size: 1087 sqm approx Agent Comments

Account - Barry Plant | P: 03 9753 2828



