

# Harcourts Rowville

## 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 **8 The Lookout, 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 **\$1,080,000** & **\$1,185,000**

#### Median sale price

Median price **\$1,540,000**

Property type **House**




Suburb **Lysterfield**

Period - From **October 2022** to **December 2022**

Source <https://reiv.com.au/market-insights/suburb/lysterfield>

#### Comparable property sales

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
	8 The Terrace, Lysterfield	\$1,092,000	29/12/2022
	103 Murrindal Drive, Rowville	\$1,150,500	28/12/2022
	69 Vista Crescent, Rowville	\$1,190,000	28/11/2022

This Statement of Information was prepared on: **9 February 2023**