

# 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

10 Crossley Court, Lysterfield Vic 3156

### Indicative selling price

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

Single price

\$1,279,000

### Median sale price

Median price

\$1,280,000

Property Type

House

Suburb

Lysterfield

Period - From

11/10/2021

to

10/10/2022

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	3 Troy Tce Lysterfield 3156	\$1,275,000	06/05/2022
2	82 Oaktree Rise Lysterfield 3156	\$1,260,000	05/09/2022
3	353 Dandelion Dr Rowville 3178	\$1,250,000	08/09/2022

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:

11/10/2022 17:03

10 Crossley Court, Lysterfield Vic 3156



5 2 2

**Property Type:** House (Res)  
**Land Size:** 725 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,279,000

**Median House Price**  
11/10/2021 - 10/10/2022: \$1,280,000

## Comparable Properties



**3 Troy Tce LYSTERFIELD 3156 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 06/05/2022  
**Property Type:** House  
**Land Size:** 666 sqm approx



**82 Oaktree Rise LYSTERFIELD 3156 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 05/09/2022  
**Property Type:** House  
**Land Size:** 725 sqm approx



**353 Dandelion Dr ROWVILLE 3178 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 08/09/2022  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx

**Account** - Noel Jones | P: 03 98487888 | F: 03 98487472



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