## 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

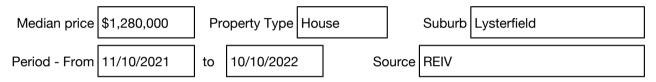
10 Crossley Court, Lysterfield Vic 3156

## Indicative selling price

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Single price \$1,279,000

#### Median sale price



## 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.

| Add | dress 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







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)



Price: \$1,275.000 Method: Private Sale Date: 06/05/2022 Property Type: House Land Size: 666 sqm approx

#### Agent Comments

82 Oaktree Rise LYSTERFIELD 3156 (REI) 

Agent Comments

Agent Comments

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

- 4



353 Dandelion Dr ROWVILLE 3178 (REI/VG)



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



propertydata

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