

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 lot 1 Brae Road, Lysterfield Vic 3156

Indicative selling price

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

Single price \$2,800,000

Median sale price

Median price \$1,382,500

Property Type House

Suburb Lysterfield

Period - From 01/04/2024

to 30/06/2024

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	lot 15 Brae Rd Lysterfield 3156	\$2,600,000	30/01/2024
2			
3			

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:

05/09/2024 14:19



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Property Type: House
Land Size: 18646 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000
Median House Price
June quarter 2024: \$1,382,500

Comparable Properties



lot 15 Brae Rd LYSTERFIELD 3156 (REI)

Agent Comments

 8  3  4

Price: \$2,600,000
Method: Private Sale
Date: 30/01/2024
Property Type: Rural Residential

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.

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