

# 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 **5 Lakesfield Drive, 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 **\$780,000** & **\$850,000**

#### Median sale price

Median price **\$1,120,000** Property type **House** Suburb **Lysterfield**

Period - From **July 2022** to **September 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 |
|---|--------------------------------|-----------|--------------|
|  | 2 Penn Court, Lysterfield      | \$830,000 | 12/08/2022   |
|  | 1 Constance Close, Lysterfield | \$830,000 | 03/08/2022   |
|  | 219 Dandelion Drive, Rowville  | \$820,000 | 23/07/2022   |

This Statement of Information was prepared on: **25 November 2022**