

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

7 Oaktree Rise, Lysterfield Vic 3156

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,350,500

Property Type House

Suburb Lysterfield

Period - From 01/07/2023

to

30/09/2023

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	2 Hodges Cl ROWVILLE 3178	\$1,370,000	04/07/2023
2	43 Allamanda Blvd LYSTERFIELD 3156	\$1,250,000	26/08/2023
3	7 Woodside Dr ROWVILLE 3178	\$1,150,000	27/05/2023

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:

21/11/2023 10:36



 3  2  2

Property Type: House
Land Size: 701 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
September quarter 2023: \$1,350,500

Comparable Properties



2 Hodges Ct ROWVILLE 3178 (VG)

Agent Comments

 4  -  -

Price: \$1,370,000
Method: Sale
Date: 04/07/2023
Property Type: House (Res)
Land Size: 726 sqm approx



43 Allamanda Blvd LYSTERFIELD 3156 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 742 sqm approx



7 Woodside Dr ROWVILLE 3178 (REI/VG)

Agent Comments

 6  3  4

Price: \$1,150,000
Method: Private Sale
Date: 27/05/2023
Property Type: House
Land Size: 627 sqm approx