

# 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 **29 Allamanda Boulevard, 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 **\$1,450,000** & **\$1,580,000**


#### Median sale price

Median price **\$1,310,000** Property type **House** Suburb **Lysterfield**

Period - From **January 2023** to **March 2023** Source <https://reiv.com.au/market-insights/suburb/lysterfield>

#### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
	12 Allamanda Boulevard, Lysterfield	\$1,561,000	08/05/2023

This Statement of Information was prepared on: **9 May 2023**