

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

2 SAUNDERS CLOSE LYSTERFIELD VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,309,250

Property type

House

Suburb

Lysterfield

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

27 LAKESFIELD DRIVE LYSTERFIELD VIC 3156	\$760,000	24-May-23

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 6 months.

This Statement of Information was prepared on: 09 November 2023

**27 LAKESFIELD DRIVE
LYSTERFIELD VIC 3156** 3  2  2Sold Price **\$760,000** Sold Date **24-May-23**Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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