

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 **21 Bethelle Court, Lysterfield VIC 3156**

Indicative selling price

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

Range between **\$830,000** & **\$890,000**

Median sale price

Median price **\$1,240,000**

Property type **House**

Suburb **Lysterfield**

Period - From

**April
2022**

to



**June
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
	11 Celestial Court, Rowville	\$853,000	14/05/2022
	2 Beckbury Court, Lysterfield	\$853,000	29/04/2022
	67 Murray Crescent, Rowville	\$891,000	12/04/2022

This Statement of Information was prepared on: **20 Jul 2022**