

## 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 **10 Marlene Court 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 **\$990,000** & **\$1,085,000**

#### Median sale price

Median price **\$1,282,500** Property type **House** Suburb **Lysterfield VIC 3156**

Period - From **Jul 2024** to **Sep 2024** Source **REIV**

#### 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.

This Statement of Information was prepared on: **14<sup>th</sup> November 2024**