

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 **53 CRUSOE DRIVE LYSTERFIELD VIC 3156**

Indicative selling price

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

Range between **\$1,180,000** & **\$1,290,000**

Median sale price

Median price **\$1,402,000** Property type **House** Suburb **Lysterfield**

Period - From **Apr 23** to **Jun 23** Source **REIV**

Comparable property sales (*Delete A or B below as applicable)

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
	3 Wyangala Court Lysterfield	\$1,277,000	01/09/2023
	42 Crusoe Drive Lysterfield	\$1,255,000	30/05/2023
	18 Pineview Court Lysterfield	\$1,170,000	27/05/2023

This Statement of Information was prepared on: **07 September 2023**