

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

58a Lakesfield Drive, Lysterfield Vic 3156

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,096,000

Property Type

House

Suburb

Lysterfield

Period - From

05/10/2020

to

04/10/2021

Source

REIV

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 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
1	16 Teofilo Dr LYSTERFIELD 3156	\$1,095,000	23/08/2021
2	3 Kilcunda Dr ROWVILLE 3178	\$1,085,000	28/05/2021
3	2 Settlers Ct ROWVILLE 3178	\$1,000,000	08/05/2021

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 six months.~~

This Statement of Information was prepared on:

05/10/2021 11:36



Property Type: Land
Land Size: 893 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
05/10/2020 - 04/10/2021: \$1,096,000

Comparable Properties

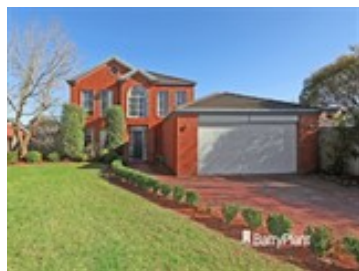


16 Teofilo Dr Lysterfield 3156 (REI)

Agent Comments



Price: \$1,095,000
Method: Private Sale
Date: 23/08/2021
Property Type: House



3 Kilcunda Dr Rowville 3178 (REI/VG)

Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 28/05/2021
Property Type: House
Land Size: 959 sqm approx



2 Settlers Ct Rowville 3178 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 659 sqm approx

Account - Philip Webb