

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

3 Troy Terrace, Lysterfield Vic 3156

Indicative selling price

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

Range between

\$1,170,000

&

\$1,270,000

Median sale price

Median price

\$1,296,500

Property Type

House

Suburb

Lysterfield

Period - From

01/10/2021

to

31/12/2021

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	6 Emperor PI ROWVILLE 3178	\$1,253,000	23/11/2021
2	3 Camphor CI LYSTERFIELD 3156	\$1,216,000	27/01/2022
3	17 Severn Cr ROWVILLE 3178	\$1,200,000	05/03/2022

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:

07/04/2022 11:14