

# 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 **19 Farmillo Court Lysterfield VIC 3156**

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between **\$1,100,000** & **\$1,210,000**

#### Median sale price

Median price **\$1,263,000** Property type **House** Suburb **Lysterfield VIC 3156**

Period - From **Oct 2023** to **Dec 2023** 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
	3 Mels Place Lysterfield	\$1,200,000	07/02/2024
	22 Viewline Drive Lysterfield	\$1,250,200	08/12/2023
	4 Louise Court Lysterfield	\$1,165,000	26/10/2023

This Statement of Information was prepared on: **5<sup>th</sup> March 2024**