

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 **3 Mels Place Lysterfield VIC 3156**

Indicative selling price

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

Range between

\$1,180,000

&

\$1,250,000

Median sale price

Median price **\$1,350,000**

Property type **House**

Suburb **Lysterfield VIC 3156**

Period - From **Jul 2023**

to

Sep 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
	22 Viewline Drive Lysterfield	\$1,250,200	11/12/2023
	5 Grand Valley Terrace Lysterfield	\$1,275,000	14/10/2023
	6 Winneke Court Lysterfield	\$1,212,000	22/09/2023

This Statement of Information was prepared on: **11th January 2024**