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	4 Newlyn Court Lysterfield VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$840,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,152,500	Property type	Land	Suburb	Lysterfield
Period-from	01 Dec 2020	to	30 Nov 2021	Source	Corelogic

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 6 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 Jenna Court Rowville VIC 3178	$865,000	10-Jul-21
74 Taldra Drive Ferntree Gully VIC 3156	$895,000	11-Dec-21
1 Landsborough Avenue Rowville VIC 3178	$915,000	10-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 16 December 2021

Rohin Arora
M 0466784299
E rohin@barryplant.com.au



1 Jenna Court Rowville VIC 3178

3 2 2

Sold Price **$865,000** Sold Date **10-Jul-21**

Distance **0.57km**



74 Taldra Drive Ferntree Gully VIC 3156

3 2 2

Sold Price RS **$895,000** Sold Date **11-Dec-21**

Distance **1.9km**



1 Landsborough Avenue Rowville VIC 3178

4 2 2

Sold Price **$915,000** Sold Date **10-Jul-21**

Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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