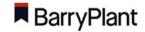
Statement of Information

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 13 Laurina Close, Lysterfield Vic 3156				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$890,000	&	\$970,000		
Median sale price*				
Median price	Property Type	Subi	Lysterfield	
Period - From	to	Source		
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 2/113 Windermere Dr FERNTREE GULLY 3156			\$950,000	22/10/2022
2				
3				
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:			10/02/2023 14:55	
* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.				









Indicative Selling Price \$890,000 - \$970,000 No median price available

Agent Comments

"This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties



2/113 Windermere Dr FERNTREE GULLY 3156 Ag (REI/VG)

Agent Comments

Price: \$950,000 Method: Auction Sale Date: 22/10/2022

Property Type: Townhouse (Res) **Land Size:** 224 sqm approx

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.

Account - Barry Plant | P: 03 9753 2828



