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

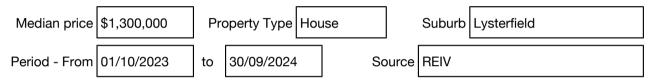
20 Jindabyne Court, Lysterfield Vic 3156

Indicative selling price

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

Single price \$1,000,000

Median sale price



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	170 Dandelion Dr ROWVILLE 3178	\$969,000	08/07/2024
2	68 Wentworth Av ROWVILLE 3178	\$999,500	18/05/2024
3	13 Darnley Ct ROWVILLE 3178	\$990,000	10/04/2024

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:

24/10/2024 16:36

