

## 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

1 Marlene 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Lysterfield

Period-from

01 Nov 2018

to

31 Oct 2019

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













3 Tullaroop Court Lysterfield VIC 3156	\$818,000	16-Nov-19
3 Marmont Place Lysterfield VIC 3156	\$760,000	04-Sep-19
134 Karoo Road Rowville VIC 3178	\$750,000	11-Sep-19

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: 29 November 2019

Rodney Pickard  
 P 9762 6666  
 M 0403 773 381  
 E rpickard@barryplant.com.au

	<b>3 Tullaroop Court Lysterfield VIC 3156</b>	Sold Price	<b>\$818,000</b>	Sold Date	<b>16-Nov-19</b>
	 3  2  2			Distance	<b>0.66km</b>
	<b>3 Marmont Place Lysterfield VIC 3156</b>	Sold Price	<b>\$760,000</b>	Sold Date	<b>04-Sep-19</b>
	 3  2  2			Distance	<b>0.79km</b>
	<b>134 Karoo Road Rowville VIC 3178</b>	Sold Price	<b>\$750,000<sup>UN</sup></b>	Sold Date	<b>11-Sep-19</b>
	 3  2  2			Distance	<b>1.99km</b>

RS = Recent sale      UN = Undisclosed Sale

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