

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 16 Canadian Maple Place, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range \$959,000 & \$1,039,000

Median sale price

Median price \$960,000 Property Type House Suburb Lyndhurst (3975)

Period - From 01/10/2021 to 30/09/2022 Source Realestate.com.au

Comparable property sales

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
4 BISCAY GROVE, LYNDHURST VIC 3975	\$1,001,750	18/10/2022
26 AQUANITA CLOSE, LYNDHURST VIC 3975	\$992,000	19/09/2022
3 MARGLEN PLACE, LYNDHURST VIC 3975	\$965,000	22/08/2022

This Statement of Information was prepared on: 26/10/2022