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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

75 Bluemist Circuit Lyndhurst VIC 3975

 5  2  5

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$782,000 & \$810,000

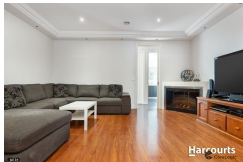











## Median Sale Price

\$681,500 Houses in Lyndhurst between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.

	<b>1 Waterhaven Way Lyndhurst VIC 3975</b>	Sold Price <sup>RS</sup>	<b>\$800,000</b>	Sold Date	<b>27-Jun-19</b>
	 5  3  2			Distance	<b>0.31km</b>
	<b>22 Mermaid Grove Lyndhurst VIC 3975</b>	Sold Price <sup>RS</sup>	<b>\$795,000</b>	Sold Date	<b>23-Apr-19</b>
	 4  2  2			Distance	<b>0.39km</b>
	<b>7 Mallett Grove Lyndhurst VIC 3975</b>	Sold Price	<b>\$787,500</b>	Sold Date	<b>26-Nov-18</b>
	 3  2  2			Distance	<b>0.42km</b>

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

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