

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

3 Seachange Parade Lyndhurst VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Lyndhurst

Period-from

01 May 2019

to

30 Apr 2020

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

17 Pebble Avenue Lyndhurst VIC 3975	\$1,094,000	16-Jan-20
4 Patrick Close Lyndhurst VIC 3975	\$990,000	05-Sep-19
117 Marriott Boulevard Lyndhurst VIC 3975	\$1,010,000	06-Mar-20

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: 20 May 2020



17 Pebble Avenue Lyndhurst VIC 3975

Sold Price

\$1,094,000

Sold Date

16-Jan-20

 5

 3

 2

Distance

0.22km



4 Patrick Close Lyndhurst VIC 3975

Sold Price

\$990,000

Sold Date

05-Sep-19

 6

 4

 2

Distance

0.71km



117 Marriott Boulevard Lyndhurst VIC 3975

Sold Price

\$1,010,000

Sold Date

06-Mar-20

 4

 2

 2

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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