

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

45 Bluemist Circuit 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

or range
between

\$599,500

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Mar 2019

to

29 Feb 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

9 Albida Parade Lyndhurst VIC 3975	\$666,000	29-Oct-19
42 Freshwater Boulevard Lyndhurst VIC 3975	\$690,000	30-Jan-20
109 Brookwater Parade Lyndhurst VIC 3975	\$686,600	14-Feb-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: 17 March 2020


9 Albida Parade Lyndhurst VIC 3975

 4
  2
  2

Sold Price

\$666,000

Sold Date

29-Oct-19

Distance

0.3km

42 Freshwater Boulevard Lyndhurst VIC 3975

 4
  2
  2

Sold Price

\$690,000

Sold Date

30-Jan-20

Distance

0.48km

109 Brookwater Parade Lyndhurst VIC 3975

 4
  2
  2

Sold Price

^{RS} **\$686,600**

Sold Date

14-Feb-20

Distance

1.48km

8 Wodalla Place Lyndhurst VIC 3975

 4
  2
  2

Sold Price

\$685,000

Sold Date

11-Dec-19

Distance

1.58km
RS = Recent sale

UN = Undisclosed Sale

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