

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 135 Brookwater Parade, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$750,000

&

\$799,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/10/2020

to

30/09/2021

Source

Pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
21 LOCKWOOD RISE, LYNBROOK VIC 3975	\$785,000	12/10/2021
21 ASPENDALE PLACE, LYNDHURST VIC 3975	\$792,000	01/10/2021
6 NOREMAC GROVE, LYNDHURST VIC 3975	\$775,000	02/06/2021

This Statement of Information was prepared on: 08/11/2021