

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

24 Limonium Crescent 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

\$540,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 599,000

*House

Y

Unit

Suburb
or locality

Lyndhurst

Period - From

Jul 2016

to

Jun 2017

Source

CoreLogic

Comparable property sales (*Delete A or B below as applicable)

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
1. 29 Limonium Crescent Lyndhurst – (Land)	\$ 337000	3 Apr 2017
2. 23 Billy Street Lyndhurst, VIC, 3975-(Land)	\$ 365,000	30 Jun 2017
3. 24 Billy Street Lyndhurst, VIC, 3975- (Land)	\$ 300,000	9 Mar 2017