

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	1 Marglen Place, Lyndhurst, VIC 3975
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Indicative selling price

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

Price Range	\$869,000	&	\$949,000
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Median sale price

Median price	\$876,000	Property Type	House	Suburb	Lyndhurst (3975)
Period - From	01/10/2023	to	30/09/2024	Source	https://www.realestate.com.au

Comparable property sales

A	These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.
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Address of comparable property	Price	Date of sale
28 ALYSHA AVENUE, LYNDHURST VIC 3975	\$935,000	22/07/2024
22 ISLAND CIRCUIT, LYNDHURST VIC 3975	\$920,000	05/10/2024
13 RUDD COURT, LYNBROOK VIC 3975	\$891,000	07/07/2024

This Statement of Information was prepared on:	25/10/2024
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