

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

5 Sustain 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,900

Property type

Land

Suburb

Lyndhurst

Period-from

01 Apr 2019

to

31 Mar 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

29 Storm Avenue Lyndhurst VIC 3975	\$451,000	31-Mar-20
35 Watergardens Circuit Lyndhurst VIC 3975	\$445,900	16-Dec-19

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: 24 April 2020



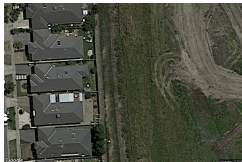
29 Storm Avenue Lyndhurst VIC 3975

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Sold Price

^{RS} **\$451,000** Sold Date **31-Mar-20**

Distance **0.32km**



35 Watergardens Circuit Lyndhurst VIC 3975

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Sold Price

\$445,900 Sold Date **16-Dec-19**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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