

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

56 Gregson Grove, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$699,900

&

\$769,000

Median sale price

Median price

\$910,000

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/10/2022

to

30/09/2023

Source

Pricefinder

Comparable property sales

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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.

Address of comparable property

Price

Date of sale

9 BANFIELD PLACE, LYNDHURST VIC 3975	\$706,000	25/07/2023
13 ASPENDALE PLACE, LYNDHURST VIC 3975	\$750,000	17/07/2023
53 BANFIELD PLACE, LYNDHURST VIC 3975	\$730,000	19/09/2023

This Statement of Information was prepared on:

14/11/2023