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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Figtree Walk Lyndhurst VIC 3975

3 2 2

Indicative Selling Price

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

Range between \$580,000 & \$638,000

Median Sale Price

\$698,500 Houses in Lyndhurst between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



7 Noremac Grove Lyndhurst VIC 3975

3 2 1

Sold Price **\$570,000** Sold Date **21-Jul-18**

Distance **1.88km**



71 Tobin Way Lyndhurst VIC 3975

4 2 2

Sold Price **\$620,000** Sold Date **10-Aug-18**

Distance **0.83km**



69 Bluemist Circuit Lyndhurst VIC 3975

4 2 2

Sold Price **\$650,000** Sold Date **07-Sep-18**

Distance **1.71km**

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