

## Statement of Information

Section 47AF of the Estate Agents Act 1980

34 Everglades Street,  
Lyndhurst VIC 3975

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**\$630,000 - \$690,000**

Median sale price

**\$675,000**

Median **House** price for **Lyndhurst** from **Corelogic** from the 01/06/2019 – 31/05/2020

### Comparable Property Sales

\*\*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.

<b>94 Silverwattle Drive</b> Lyndhurst VIC 3975	<b>\$635,000</b>	Sold 27 <sup>th</sup> of March 2020
<b>79 Brookwater Parade</b> Lyndhurst VIC 3975	<b>\$640,000</b>	Sold 3 <sup>rd</sup> of March 2020
<b>109 Brookewater Parade</b> Lyndhurst VIC 3975	<b>\$686,600</b>	Sold 14 <sup>th</sup> of February 2020

House



4 Bed



2 Bath



2 Car

**Harcourts Wantirna**  
Shop 5/249 Stud Road  
Wantirna VIC 3152

This Statement of Information was prepared on: 24<sup>th</sup> of June 2020

**Harcourts**