

# 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

8 Camkerr Place, Lyndhurst, Vic 3975

### Indicative selling price

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

range between

\$765,000

&

\$795,000

### Median sale price

Median price

\$853,500

Property type

House

Suburb

Lyndhurst

Period - From

01/12/2023

to

29/02/2024

Source



PropTrack

### 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 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
56 Gregson Grove, Lyndhurst, VIC 3975	\$735,000	20/11/2023
75 Brookwater Parade, Lyndhurst, VIC 3975	\$780,000	16/01/2024
73 Gipps Crescent, Cranbourne North, VIC 3977	\$780,000	23/10/2023

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 six months.

This Statement of Information was prepared on: 22/03/2024