

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

2 Dew Court 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,500

Property type

Land

Suburb

Lyndhurst

Period-from

01 Oct 2020

to

30 Sep 2021

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

15 Sustain Circuit Lyndhurst VIC 3975	\$470,000	15-May-21
16 Sustain Circuit Lyndhurst VIC 3975	\$482,000	15-May-21

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.

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15 Sustain Circuit Lyndhurst VIC 3975

 -  -  -

Sold Price

\$470,000

Sold Date

15-May-21

Distance

0.35km



16 Sustain Circuit Lyndhurst VIC 3975

 -  -  -

Sold Price

\$482,000

Sold Date

15-May-21

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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