

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

11 Pebble Avenue 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Mar 2021

to

28 Feb 2022

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

17 Windmill Circuit Lyndhurst VIC 3975	\$687,500	08-Dec-21
43 Gregson Grove Lyndhurst VIC 3975	\$730,000	07-Dec-21
77 Brookwater Parade Lyndhurst VIC 3975	\$756,000	07-Jan-22

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.~~

This Statement of Information was prepared on: 01 March 2022


17 Windmill Circuit Lyndhurst VIC 3975
 3  2  2

Sold Price

\$687,500

Sold Date

08-Dec-21

Distance

0.31km

43 Gregson Grove Lyndhurst VIC 3975
 3  2  2

Sold Price

\$730,000

Sold Date

07-Dec-21

Distance

0.39km

77 Brookwater Parade Lyndhurst VIC 3975
 3  2  2

Sold Price

\$756,000

Sold Date

07-Jan-22

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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