

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	148 Boland Drive Lyndhurst, 3975
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Indicative selling price

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

Range between	\$900,000 & \$990,000
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Median sale price

Median price	\$900,000	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	01-Dec-2021	to	05-Aug-2022	Source	realstate

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.

	Address of comparable property	Price	Date of sale
1	11 Balladonia Gum Circuit, Lyndhurst, Vic 3975	\$955,000	04-May-2022
2	25 Bluemist Circuit, Lyndhurst, Vic 3975	\$910,000	30-Jun-2022
3	113 Brookwater Parade, Lyndhurst, Vic 3975	\$862,000	04-Aug-2022

This statement of information was prepared on 10-Aug-2023 at 5:20:41 PM EST