

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 12 Hugden Close, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range \$690,000 & \$740,000

Median sale price

Median price \$702,500 Property Type House Suburb Lyndhurst (3975)
Period - From 01/07/2021 to 30/06/2022 Source Pricefinder

Comparable property sales

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
28 SILVERWATTLE DRIVE, LYNDHURST VIC 3975	\$713,000	06/06/2022
48 GREGSON GROVE, LYNDHURST VIC 3975	\$730,000	30/05/2022
6 BANFIELD PLACE, LYNDHURST VIC 3975	\$740,000	03/07/2022

This Statement of Information was prepared on: 26/09/2022