

# 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 28 YellowBox Crescent, Lyndhurst, VIC 3975

### Indicative selling price

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

Price Range

\$660,000

&

\$710,000

### Median sale price

Median price

\$603,000

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/09/2019

to

29/09/2020

Source

Realestate.com.au

### 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
7 MORETON BAY BOULEVARD, LYNDHURST VIC 3975	\$710,000	30/08/2020
20 MERMAID GROVE, LYNDHURST VIC 3975	\$682,000	13/08/2020
14 YELLOWBOX CRESCENT, LYNDHURST VIC 3975	\$730,000	07/09/2020

This Statement of Information was prepared on: 15/10/2020