



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 9 Albida Parade, LYNDHURST 3975

House

4 beds

2 baths

2 parking

## Indicative selling price

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

**Range \$640,000 - \$670,000**

## Median sale price

Median **House** for **LYNDHURST** for period **Apr 2019 - Jun 2019**

Sourced from **RPDATA**.

**\$750,000**

## 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 the most comparable to the property for sale.

**24 Carabeen Way,**  
Lyndhurst 3975

Price **\$682,500** Sold 21 May  
2019

**40 Alysha Avenue,**  
Lyndhurst 3975

Price **\$710,000** Sold 10 April  
2019

**123 Aylmer Road,**  
Lyndhurst 3975

Price **\$681,250** Sold 08  
March 2019

This Statement of Information was prepared on 1st Nov 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RPDATA.

## Ray White Cranbourne

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## Contact agents



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