



OBrien Real Estate

Matthew Dewan

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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

26 Aspendale Place 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,375

*House

X

*Unit

Suburb

Lyndhurst

Period-from

01 Jul 2018

to

30 Jun 2019

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

9 Melington Drive Lyndhurst VIC 3975	\$690,000	16-Jul-19
4 Castawellan Street Lyndhurst VIC 3975	\$655,000	01-May-19
24 Carabeen Way Lyndhurst VIC 3975	\$682,500	21-May-19

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.~~

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9 Melington Drive Lyndhurst VIC 3975

Sold Price

^{RS} **\$690,000**

Sold Date

16-Jul-19

4 2 2

Distance

0.52km



4 Castawellan Street Lyndhurst VIC 3975

Sold Price

^{RS} **\$655,000** ^{UN}

Sold Date

01-May-19

4 2 3

Distance

0.56km



24 Carabeen Way Lyndhurst VIC 3975

Sold Price

\$682,500

Sold Date

21-May-19

4 2 2

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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