

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**40 Alysha Avenue,
LYNDHURST 3975**

Indicative selling price

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

Range \$700,000 - \$750,000

Median sale price

Median **House** for **LYNDHURST** for period **Nov 2018 - Jan 2019**

Sourced from **RP Data**.

\$757,000

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.

25 Beechwood Drive,
Lyndhurst 3975

Price \$705,000 Sold 14
February 2019

28 Melington Drive,
Lyndhurst 3975

Price \$720,000 Sold 04
February 2019

1 Tobin Way,
Lyndhurst 3975

Price \$713,000 Sold 25
October 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 RP Data.

House



5 beds



2 baths



2 parking

Ray White Cranbourne

Level 1 7-9 Bakewell Street,
Cranbourne VIC 3977

Contact agents



Chaminda Gunasekara
Ray White

(03) 5990 9536
0425 730 635

chaminda.gunasekara@raywhite.com

RayWhite