



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 3 Honeybark Crescent, LYNDHURST 3975

#### Indicative selling price

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

**Range \$550,000 - \$600,000**

#### Median sale price

Median **vacant Land** for **LYNDHURST** for period **Oct 2018 - Sep 2019**

Sourced from **Price finder**.

**\$442,500**

#### Comparable property sales

**42 Rainwater Drive,**  
LYNDHURST 3975

Price **\$569,900** Sold 10 May  
2019

**20 Rainwater Drive,**  
LYNDHURST 3975

Price **\$525,900** Sold 14 May  
2019

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 six months

This Statement of Information was prepared on 16th Oct 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 Price finder.

#### Area Specialist Casey

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#### Contact agents



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