

# 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

52 Brookwater Parade Lyndhurst, 3975

## Indicative selling price

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

Range between \$820,000.00 & \$890,000.00

## Median sale price

Median price \$696,500.00 Property Type HOUSE Suburb LYNDHURST

Period - From 01-Dec-2018 to 30-Nov-2019 Source realestate.com.au

## Comparable property sales

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 29-May-2020 at 1:25:04 PM EST