

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 BILLY STREET LYNDHURST VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Sep 2023

to

31 Aug 2024

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

28 BUTTERNUT DRIVE LYNDHURST VIC 3975

\$750,000

09-May-24

5 BEAVER TERRACE LYNBROOK VIC 3975

\$711,000

15-May-24

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.

This Statement of Information was prepared on: 04 September 2024



**28 BUTTERNUT DRIVE LYNDHURST** Sold Price  
**VIC 3975**

**\$750,000** Sold Date **09-May-24**

4 2 2

Distance **0.25km**



**5 BEAVER TERRACE LYNBROOK** Sold Price  
**VIC 3975**

**\$711,000** Sold Date **15-May-24**

4 2 1

Distance **1.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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