

## 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

71 MARRIOTT BOULEVARD LYNDHURST VIC 3975

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Other

Suburb

Lyndhurst

Period-from

01 Nov 2023

to

31 Oct 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

2 EVERSFRING DRIVE LYNDHURST VIC 3975	\$666,500	15-Apr-23
40 BOLAND DRIVE LYNDHURST VIC 3975	\$850,000	04-Jul-23
6 EVERSFRING DRIVE LYNDHURST VIC 3975	\$770,000	15-Nov-22

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: 11 November 2024



**2 EVERSPRING DRIVE LYNDHURST VIC 3975**

Sold Price

**\$666,500**

Sold Date

**15-Apr-23**

- - -

Distance

**0.39km**



**40 BOLAND DRIVE LYNDHURST VIC 3975**

Sold Price

**\$850,000**

Sold Date

**04-Jul-23**

5 5 -

Distance

**0.42km**



**6 EVERSPRING DRIVE LYNDHURST VIC 3975**

Sold Price

**\$770,000**

Sold Date

**15-Nov-22**

- - -

Distance

**0.42km**



**124 BROOKWATER PARADE LYNDHURST VIC 3975**

Sold Price

**RS \$850,000**

Sold Date

**24-Oct-24**

- - -

Distance

**0.43km**



**15 SPLASH WAY LYNDHURST VIC 3975**

Sold Price

**\$580,000**

Sold Date

**17-Mar-21**

5 5 -

Distance

**0.72km**



**10 DEW COURT LYNDHURST VIC 3975**

Sold Price

**\$740,000**

Sold Date

**16-Sep-21**

- - -

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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