

## 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

18 EVERGLADES 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$952,500

Property type

House

Suburb

Lyndhurst

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 4 RAINWATER DRIVE LYNDHURST VIC 3975     | \$795,500 | 16-Apr-23 |
| 79 BROOKWATER PARADE LYNDHURST VIC 3975  | \$771,000 | 09-Jan-23 |
| 35 HONEYBARK CRESCENT LYNDHURST VIC 3975 | \$750,000 | 31-Jan-23 |

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: 06 July 2023



## 4 RAINWATER DRIVE LYNDHURST VIC 3975

4 2 2

Sold Price

**\$795,500**

Sold Date

**16-Apr-23**

Distance

**0.81km**



## 79 BROOKWATER PARADE LYNDHURST VIC 3975

4 2 2

Sold Price

**\$771,000**

Sold Date

**09-Jan-23**

Distance

**0.38km**



## 35 HONEYBARK CRESCENT LYNDHURST VIC 3975

4 2 2

Sold Price

**\$750,000**

Sold Date

**31-Jan-23**

Distance

**0.17km**

RS = Recent sale

UN = Undisclosed Sale

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