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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

11 Billy Street Lyndhurst VIC 3975

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## Indicative Selling Price

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

Range between \$380,000 & \$420,000













## Median Sale Price

\$440,000 Lands in Lyndhurst between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>7 Billy Street Lyndhurst VIC 3975</b>	Sold Price	<b>\$400,000</b>	Sold Date	<b>10-Dec-18</b>
	 4  2  -			Distance	<b>0.03km</b>
	<b>15 Rainford Crescent Lyndhurst VIC 3975</b>	Sold Price	<b>\$388,000</b>	Sold Date	<b>02-Nov-18</b>
	 4  2  -			Distance	<b>0.3km</b>
	<b>15 Gumview Road Lyndhurst VIC 3975</b>	Sold Price	<b>\$400,500</b>	Sold Date	<b>22-Jan-19</b>
	 5  2  2			Distance	<b>2.71km</b>

RS = Recent sale

UN = Undisclosed Sale

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