

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 25 Seachange Parade, Lyndhurst, VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,010,000 & \$1,095,000

Median sale price

Median price \$700,400 Property Type House Suburb Lyndhurst (3975)

Period - From 01/11/2019 to 02/11/2020 Source Realestate.com.au

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
85 MARRIOTT BOULEVARD, LYNDHURST VIC 3975	\$1,029,000	08/09/2020
18 FRESHWATER BOULEVARD, LYNDHURST VIC 3975	\$1,020,000	26/06/2020

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 six months.

This Statement of Information was prepared on: 04/12/2020