

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

3 Silverwattle Drive Lyndhurst VIC 3975

Indicative selling price

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

Single Price

or range
between

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Dec 2018

to

30 Nov 2019

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

3 Sunnybrook Way Lyndhurst VIC 3975	\$775,500	07-Nov-19
3 Golden Elm Way Lyndhurst VIC 3975	\$750,000	05-Oct-19
11 Balladonia Gum Circuit Lyndhurst VIC 3975	\$750,000	19-Aug-19

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: 07 December 2019



3 Sunnybrook Way Lyndhurst VIC 3975

 4  2  2

Sold Price

^{RS}

\$775,500

Sold Date

07-Nov-19

Distance

1.55km



3 Golden Elm Way Lyndhurst VIC 3975

 3  2  4

Sold Price

\$750,000

Sold Date

05-Oct-19

Distance

0.74km



11 Balladonia Gum Circuit Lyndhurst VIC 3975

 4  2  2

Sold Price

Sold Date

19-Aug-19

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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