

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 6 Yellowgum Avenue, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$899,000

&

\$969,000

Median sale price

Median price

\$853,250

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/01/2021

to

06/01/2022

Source

Realestate.com.au

Comparable property sales

A These are the three 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
135 BROOKWATER PARADE, LYNDHURST VIC 3975	\$920,000	08/12/2021
56 BALLADONIA GUM CIRCUIT, LYNDHURST VIC 3975	\$950,000	01/10/2021
3 ALBA WAY, LYNDHURST VIC 3975	\$900,000	26/12/2021

This Statement of Information was prepared on: 11/01/2022