

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 66 Butternut 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 \$400,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$647,000

*House x

*Unit

Suburb Lyndhurst

Period - From 1/10/18

to 31/12/18

Source REIV



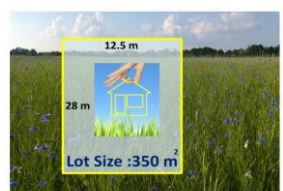
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 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

	7 Billy Street, Lyndhurst (350sqm)	\$400,000	10/12/2018
	15 Rainford Street, Lyndhurst (485sqm)	\$388,000	2/11/2018
	25 Billy Street, Lyndhurst (350sqm)	\$420,000	8/10/2018