

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

44 RAINWATER 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

\$980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,000

Property type

Other

Suburb

Lyndhurst

Period-from

01 Apr 2021

to

31 Mar 2022

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

24 FRESHWATER BOULEVARD LYNDHURST VIC 3975	\$840,000	13-Oct-21
13 SPRAY CIRCUIT LYNDHURST VIC 3975	\$805,000	13-Mar-22
40 BOLAND DRIVE LYNDHURST VIC 3975	\$765,000	13-Oct-21

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: 19 April 2022



**24 FRESHWATER BOULEVARD
 LYNDHURST VIC 3975**

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Sold Price **\$840,000** Sold Date **13-Oct-21**

Distance **0.98km**



**13 SPRAY CIRCUIT LYNDHURST
 VIC 3975**

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Sold Price ^{RS} **\$805,000** Sold Date **13-Mar-22**

Distance **0.18km**



**40 BOLAND DRIVE LYNDHURST
 VIC 3975**

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Sold Price **\$765,000** Sold Date **13-Oct-21**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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