

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 8 Crabapple Close, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range \$960,000 & \$1,056,000

Median sale price

Median price \$853,500 Property Type House Suburb Lyndhurst (3975)

Period - From 01/10/2023 to 31/03/2024 Source Pricefinder.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
13 MORETON BAY BOULEVARD, LYNDHURST VIC 3975	\$990,000	25/10/2023
155 AYLMER ROAD, LYNDHURST VIC 3975	\$1,015,000	31/12/2023
26 WATERBUSH CRESCENT, LYNDHURST VIC 3975	\$1,015,000	16/03/2024

This Statement of Information was prepared on: 04/04/2024