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

11 Blue Mist Circuit, Lyndhurst Vic 3975

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$780,000		&		\$850,000			
Median sale pr	rice							
Median price	\$1,000,000	Pro	operty Type	Hou	se		Suburb	Lyndhurst
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	17 Lyndhurst Blvd LYNDHURST 3975	\$770,000	22/01/2025
2	17 Hugden CI LYNDHURST 3975	\$830,000	09/09/2024
3	46 Bluemist Cirt LYNDHURST 3975	\$865,000	01/08/2024

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 six months.

This Statement of Information was prepared on:

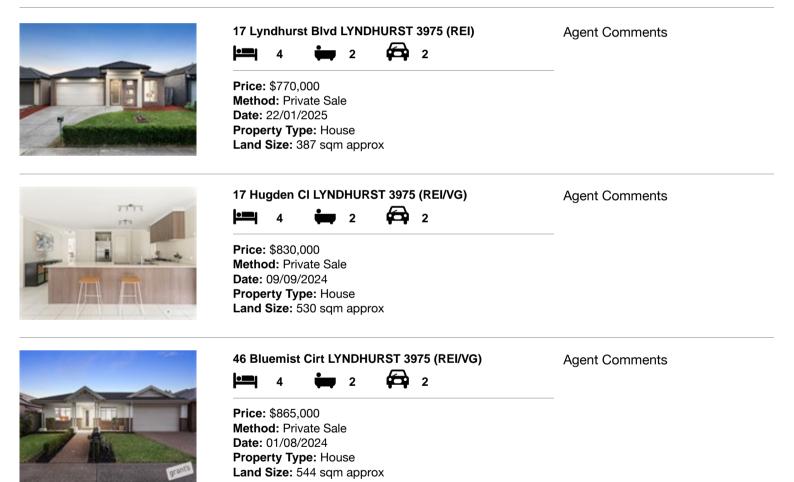
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Property Type: Land **Land Size:** 471 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median House Price December quarter 2024: \$1,000,000

Comparable Properties



Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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