

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 Island Circuit, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$875,000

&

\$925,000

Median sale price

Median price

\$940,000

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

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
6 BLUEMIST CIRCUIT, LYNDHURST VIC 3975	\$912,000	11/03/2023
3 RIBBON GUM DRIVE, LYNDHURST VIC 3975	\$876,000	16/05/2023
12 BLUE PEPPERMINT COURT, LYNDHURST VIC 3975	\$890,000	21/03/2023

This Statement of Information was prepared on: 25/08/2023