

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 7 Storm Avenue, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range \$895,000 & \$984,500

Median sale price

Median price \$890,000 Property Type House Suburb Lyndhurst (3975)

Period - From 01/07/2021 to 30/06/2022 Source Pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
39 TOBIN WAY, LYNDHURST VIC 3975	\$925,000	25/07/2022
12 PELEDORA PLACE, LYNDHURST VIC 3975	\$925,000	05/08/2022
113 BROOKWATER PARADE, LYNDHURST VIC 3975	\$862,000	04/08/2022

This Statement of Information was prepared on: 22/08/2022