



Real Estate

STATEMENT OF INFORMATION

12 DELEGATE CIRCUIT, LYNDHURST VIC 3975

PREPARED BY BENJAMIN WOODHEAD REAL ESTATE (A/CDN) 0420440027



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 DELEGATE CIRCUIT, LYNDHURST, VIC



Indicative Selling Price

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

Price Range: \$410,000 to \$451,000

Provided by: Nikki Weston, Zed Real Estate

MEDIAN SALE PRICE



LYNDHURST, VIC, 3975

Suburb Median Sale Price (Vacant Land)

\$439,200

01 October 2018 to 31 March 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

22 RAINWATER DR, LYNDHURST, VIC 3975



Sale Price

\$477,900

Sale Date: 10/11/2018

Distance from Property: 479m



38 RAINWATER DR, LYNDHURST, VIC 3975



Sale Price

\$515,900

Sale Date: 28/11/2018

Distance from Property: 304m



40 RAINWATER DR, LYNDHURST, VIC 3975



Sale Price

\$487,900

Sale Date: 28/11/2018

Distance from Property: 288m



This report has been compiled on 02/04/2019 by Zed Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

52 DELEGATE CIRCUIT, LYNDHURST, VIC 3975

Indicative selling price

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

Price Range: \$410,000 to \$451,000

Median sale price

Median price \$439,200 House ☐ Unit ☐ Suburb LYNDHURST

Period 01 October 2018 to 31 March 2019 Source 

Comparable property sales

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
22 RAINWATER DR, LYNDHURST, VIC 3975	\$477,900	10/11/2018
38 RAINWATER DR, LYNDHURST, VIC 3975	\$515,900	28/11/2018
40 RAINWATER DR, LYNDHURST, VIC 3975	\$487,900	28/11/2018