



Lalifa Leona
P 59961666
M 0413911802
E lleona@bigginscott.com.au

STATEMENT OF INFORMATION

Prepared on 22 Jul 2019

Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

7 Delegate Circuit Lyndhurst VIC 3975

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Indicative Selling Price

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

Range between \$460,000 & \$500,000

Median Sale Price

\$440,000 Lands in Lyndhurst between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



20 Everspring Drive Lyndhurst VIC 3975	Sold Price	\$492,500	Sold Date	04-Feb-19
4 2 2			Distance	0.7km



34 Boland Drive Lyndhurst VIC 3975	Sold Price	\$445,000	Sold Date	12-Mar-19
5 5 2			Distance	0.71km

32 Storm Avenue Lyndhurst VIC 3975	Sold Price	\$470,000	Sold Date	14-Mar-19
- - -			Distance	0.82km

RS = Recent sale UN = Undisclosed Sale

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