

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Lyndhurst Boulevard Lyndhurst VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

*House

X

*Unit

Suburb

Lyndhurst

Period-from

01 Oct 2017

to

30 Sep 2018

Source

Corelogic

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.

Address of comparable property

Price

Date of sale

95 Bluemist Circuit Lyndhurst VIC 3975	\$840,000	14-May-18
57 Lyndhurst Boulevard Lyndhurst VIC 3975	\$902,000	09-Jun-18
40 Tobin Way Lyndhurst VIC 3975	\$835,000	20-May-18

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.~~

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95 Bluemist Circuit Lyndhurst VIC 3975

 3  2  2

Sold Price

\$840,000

Sold Date

14-May-18

Distance

0.2km



57 Lyndhurst Boulevard Lyndhurst VIC 3975

 5  2  2

Sold Price

\$902,000

Sold Date

09-Jun-18

Distance

0.49km



40 Tobin Way Lyndhurst VIC 3975

 4  2  2

Sold Price

\$835,000

Sold Date

20-May-18

Distance

1.44km

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