

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

4 Everspring Drive 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,500

*House

*Unit

Suburb

Lyndhurst

Period-from

01 Dec 2017

to

30 Nov 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

5 Egan Lane Lyndhurst VIC 3975	\$715,000	24-Jul-18
42 Freshwater Boulevard Lyndhurst VIC 3975	\$705,000	05-Jul-18
9 Livida Circuit Lyndhurst VIC 3975	\$695,000	04-Jun-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.~~

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that 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 Property Sales Data 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.



5 Egan Lane Lyndhurst VIC 3975

Sold Price

\$715,000

Sold Date

24-Jul-18

 4  2  2

Distance

0.84km



42 Freshwater Boulevard Lyndhurst VIC 3975

Sold Price

\$705,000

Sold Date

05-Jul-18

 4  2  2

Distance

0.64km



9 Livida Circuit Lyndhurst VIC 3975

Sold Price

\$695,000

Sold Date

04-Jun-18

 4  2  2

Distance

0.99km



25 Billy Street Lyndhurst VIC 3975

Sold Price

\$405,000

Sold Date

09-Aug-18

 4  2  2

Distance

1.75km

22 Biscay Grove Lyndhurst VIC 3975

Sold Price

\$399,000

Sold Date

03-Jul-18

 -  -  -

Distance

1.15km

18 Delegate Circuit Lyndhurst VIC 3975

Sold Price

\$379,900

Sold Date

04-Jul-18

 -  -  -

Distance

0.77km

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that 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 Property Sales Data 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.