

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

80 Silverwattle Drive, Lyndhurst Vic 3975

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000

&

\$638,000

#### Median sale price

Median price \$636,500

House

X

Unit

Suburb Lyndhurst

Period - From 01/04/2017

to 30/06/2017

Source REIV

#### 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 37 Silverwattle Dr LYNDHURST 3975 | \$633,000 | 26/06/2017   |
| 2 | 2 Gregson Gr LYNDHURST 3975       | \$625,200 | 21/06/2017   |
| 3 | 34 Westbury Way LYNDHURST 3975    | \$600,000 | 12/04/2017   |

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.~~

80 Silverwattle Drive, Lyndhurst Vic 3975

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|                                                                                   |                                                                                   |                                                                                   |                                        |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------|
|  |  |  | Doubl<br>e<br>Remot<br>e<br>Garag<br>e |
| 4                                                                                 | 2                                                                                 |                                                                                   |                                        |

**Rooms:**  
**Property Type:** House  
**Land Size:** 487 Approx. sqm  
approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$638,000  
**Median House Price**  
June quarter 2017: \$636,500

## Comparable Properties



**37 Silverwattle Dr LYNDHURST 3975 (REI)**

**Agent Comments**

|                                                                                   |   |                                                                                   |   |                                                                                   |   |
|-----------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------|---|
|  | 4 |  | 2 |  | 2 |
|-----------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------|---|

**Price:** \$633,000  
**Method:** Private Sale  
**Date:** 26/06/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 554 sqm approx



**2 Gregson Gr LYNDHURST 3975 (REI)**

**Agent Comments**

|                                                                                     |   |                                                                                     |   |                                                                                     |   |
|-------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------|---|
|  | 4 |  | 2 |  | 2 |
|-------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------|---|

**Price:** \$625,200  
**Method:** Private Sale  
**Date:** 21/06/2017  
**Rooms:** 5  
**Property Type:** House (Res)



**34 Westbury Way LYNDHURST 3975 (REI)**

**Agent Comments**

|                                                                                     |   |                                                                                     |   |                                                                                     |   |
|-------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------|---|
|  | 4 |  | 2 |  | 2 |
|-------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------|---|

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 12/04/2017  
**Rooms:** 5  
**Property Type:** House