Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Prop	erty	offered	for	sale
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Address	80 Silverwattle Drive, Lyndhurst Vic 3975
Including suburb and	·
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$638,000

Median sale price

Median price	\$636,500	Hou	ıse X	Unit		;	Suburb	Lyndhurst
Period - From	01/04/2017	to	30/06/2017		Source	REIV		

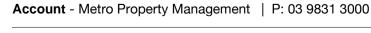
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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Rooms:

Property Type: House Land Size: 487 Approx. sqm

approx

Agent Comments

Merryn Schmidt (03) 9831 3007 0413 994 597 merryns@metrops.com.au

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

Comparable Properties



37 Silverwattle Dr LYNDHURST 3975 (REI)

Price: \$633,000 Method: Private Sale Date: 26/06/2017 Rooms: 5

Property Type: House Land Size: 554 sqm approx **Agent Comments**



2 Gregson Gr LYNDHURST 3975 (REI)



Method: Private Sale Date: 21/06/2017

Rooms: 5

Price: \$625,200

Property Type: House (Res)

Agent Comments



34 Westbury Way LYNDHURST 3975 (REI)





Price: \$600.000 Method: Private Sale Date: 12/04/2017 Rooms: 5

Property Type: House

Agent Comments

Account - Metro Property Management | P: 03 9831 3000





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