

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 113 Brookwater Parade, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$819,000

&

\$899,000

Median sale price

Median price

\$900,500

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/01/2024

to

31/01/2025

Source

PropTrack

Comparable property sales

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

4 SNOWY DRIVE, LYNBROOK VIC 3975

\$893,000

14/01/2025

17 DELEGATE CIRCUIT, LYNDHURST VIC 3975

\$875,700

12/10/2024

3 HARFORD CLOSE, LYNBROOK VIC 3975

\$880,000

09/11/2024

This Statement of Information was prepared on: 05/02/2025