

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 3/29-31S Brookwater Parade, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range \$580,000 & \$640,000

Median sale price

Median price \$481,500 Property Type House Suburb Lyndhurst (3975)
Period - From 01/11/2020 to 31/10/2021 Source corelogic

Comparable property sales

A These are two 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
3 JOHANNA WAY, LYNDHURST VIC 3975	\$615,000	05/08/2021
19 DEMMIE MEWS, LYNDHURST VIC 3975	\$626,000	02/10/2021

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.

This Statement of Information was prepared on: 21/01/2022