

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 14 Yellowbox Crescent, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$700,000

&

\$750,000

Median sale price

Median price

\$703,000

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/07/2019

to

02/07/2020

Source

REALESTATE.COM.AU

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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 MORETON BAY BOULEVARD, LYNDHURST VIC 3975	\$702,013	02/06/2020
18 CARIBBEAN PINE COURT, LYNDHURST VIC 3975	\$760,000	17/07/2020
20 CARBINE WAY, LYNDHURST VIC 3975	\$767,500	16/03/2020

This Statement of Information was prepared on: 21/07/2020