

Statement of Information

Sections 47AF of the Estate Agents Act 1980

71 Brookwater Parade, LYNDHURST 3975

Indicative selling price

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

Range \$570,000 - \$600,000

Median sale price

Median **House** for **LYNDHURST** for period **Oct 2018 - Dec 2018**

Sourced from **RP Data**.

\$620,000

Comparable property sales

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 the most comparable to the property for sale.

37 Livida Circuit,
Lyndhurst 3975

Price \$590,000 Sold 22
September 2018

71 Tobin Way,
Lyndhurst 3975

Price \$620,000 Sold 10
August 2018

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

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

House

3 beds

2 baths

2 parking

Ray White Cranbourne

Level 1 7-9 Bakewell Street,
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Contact agents



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