

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 12 Waterbush Crescent Lyndhurst VIC 3975

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* _____ or range between \$ 570,000 & \$ 620,000

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$ 691,250 *House ☒ *unit ☐ Suburb Lyndhurst

Period - From 01 Apr 2018 to 31 Mar 2019 Source Corelogic

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.

Address of comparable property	Price	Date of sale
1 4 Staffordshire Place Lyndhurst VIC 3975	\$ 595,000	07-Mar-19
2 1 Figtree Walk Lyndhurst VIC 3975	\$ 623,000	26-Mar-19
3 98 Boland Drive Lyndhurst VIC 3975	\$ 590,500	23-Feb-19

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.~~