

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 Including suburb and postcode	3 Grenaroff Walk Lyndhurst, 3975
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Indicative selling price

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

Range between	\$560,000 & \$610,000
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Median sale price

Median price	\$725,000	Property Type	TOWNHOUSE	Suburb	LYNDHURST
Period - From	01-Sep-2022	to	01-Aug-2023	Source	REA

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17 Johanna Way, Lyndhurst, VIC 3975	\$630,000	06-Feb-2023
2	5 Grenaroff Walk, Lyndhurst, VIC 3975	\$610,000	25-Aug-2023
3	19 Grenaroff Walk, Lyndhurst, VIC 3975	\$610,000	09-Aug-2023

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