

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

11 Bluemist Circuit, Lyndhurst Vic 3975

Indicative selling price

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

Single price \$880,000

Median sale price

Median price \$876,350

Property Type House

Suburb Lyndhurst

Period - From 01/01/2024

to 31/12/2024

Source REIV

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	22 Island Cirt LYNDHURST 3975	\$920,000	05/10/2024
2			
3			

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.~~

This Statement of Information was prepared on:

25/02/2025 09:55



 4  2  4

Property Type: House
Land Size: 472 sqm approx
Agent Comments

Indicative Selling Price
\$880,000
Median House Price
Year ending December 2024: \$876,350

Comparable Properties



22 Island Cirt LYNDHURST 3975 (REI/VG)

Agent Comments

 4  2  2

Price: \$920,000
Method: Sold Before Auction
Date: 05/10/2024
Property Type: House (Res)
Land Size: 512 sqm approx

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.

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