

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	38 Biscay Grove, Lyndhurst, VIC 3975
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Indicative selling price

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

Price Range	\$1,339,000	&	\$1,469,000
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Median sale price

Median price	\$875,500	Property Type	House	Suburb	Lyndhurst (3975)
Period - From	01/04/2023	to	31/03/2024	Source	PropTrack

Comparable property sales

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
5 ASPENDALE PLACE, LYNDHURST VIC 3975	\$1,300,000	26/03/2024
16 SALTBUSH AVENUE, LYNDHURST VIC 3975	\$1,390,000	06/12/2023
25 WATERGARDENS CIRCUIT, LYNDHURST VIC 3975	\$1,340,000	18/11/2023

This Statement of Information was prepared on: 29/04/2024