

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	38 Island Circuit Lyndhurst, 3975
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Indicative selling price

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

Range between	\$730,000 & \$800,000
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Median sale price

Median price	\$733,500	Property Type	HOUSE	Suburb	LYNDHURST
Period - From	01-Jan-2024	to	31-Dec-2024	Source	REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	74 Limonium Cres, Lyndhurst	\$770,000	10-Sep-2024
2	10 Camkerr Place, Lyndhurst	\$776,000	29-Jul-2024
3	8 Watergum Avenue, Lyndhurst	\$740,000	09-Jul-2024

This statement of information was prepared on 13-Jan-2025 at 3:21:00 PM AEDT