

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

13 Spray Circuit, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$600,000

&

\$660,000

Median sale price

Median price

\$535,000

Property Type

Vacant Land

Suburb

Lyndhurst (3975)

Period - From

01/01/2021

to

31/12/2021

Source

PRICEFINDER

Comparable property sales

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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

152 BROOKWATER PARADE, LYNDHURST VIC 3975	\$605,000	29/08/2021
10 DEW COURT, LYNDHURST VIC 3975	\$740,000	16/09/2021
18 SUSTAIN CIRCUIT, LYNDHURST VIC 3975	\$600,000	19/09/2021

This Statement of Information was prepared on: 21/02/2022