

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	5 Wodalla Place, Lyndhurst, VIC 3975
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Indicative selling price

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

Price Range	\$1,325,000	&	\$1,395,000
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Median sale price

Median price	\$857,250	Property Type	House	Suburb	Lyndhurst (3975)
Period - From	01/01/2024	to	30/06/2024	Source	Pricefinder

Comparable property sales

A These are two 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
8 RAINWATER DRIVE, LYNDHURST VIC 3975	\$1,372,000	07/02/2024
26 WODALLA PLACE, LYNDHURST VIC 3975	\$1,360,000	08/04/2024

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:	01/08/2024
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