

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 10 Tea Tree Court, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range \$1,049,000 & \$1,149,000

Median sale price

Median price \$875,000 Property Type House Suburb Lyndhurst (3975)

Period - From 01/12/2023 to 30/11/2024 Source PropTrack

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 MALLETT GROVE, LYNDHURST VIC 3975	\$1,060,000	05/12/2024
7 LOCKY GROVE, LYNDHURST VIC 3975	\$1,100,000	22/11/2024

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: 27/12/2024