

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

8 SILVERWATTLE DRIVE LYNDHURST VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$710,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

House

Suburb

Lyndhurst

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

12 WESTBURY WAY LYNDHURST VIC 3975	\$760,000	18-Feb-24
6 MANTELLO STREET LYNDHURST VIC 3975	\$700,000	23-Jan-24
30 GLENBROOK CRESCENT LYNBROOK VIC 3975	\$727,000	23-Dec-23

OR

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 6 months.~~

This Statement of Information was prepared on: 12 June 2024



**12 WESTBURY WAY LYNDHURST
VIC 3975**

Sold Price

\$760,000

Sold Date

18-Feb-24



3



2



2

Distance

0.17km



**6 MANTELLO STREET LYNDHURST
VIC 3975**

Sold Price

\$700,000

Sold Date

23-Jan-24



3



2



2

Distance

0.51km



**30 GLENBROOK CRESCENT
LYNBROOK VIC 3975**

Sold Price

\$727,000

Sold Date

23-Dec-23



3



2



2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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