

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 21 Gregson Grove, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$899,900

&

\$989,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/01/2022

to

31/12/2022

Source

Pricefinder

Comparable property sales

A 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
7 BALLADONIA GUM CIRCUIT, LYNDHURST VIC 3975	\$985,000	04/11/2022
16 CANADIAN MAPLE PLACE, LYNDHURST VIC 3975	\$970,000	02/11/2022
46 ALYSHA AVENUE, LYNDHURST VIC 3975	\$950,000	09/11/2022

This Statement of Information was prepared on: 10/03/2023