



STATEMENT OF INFORMATION

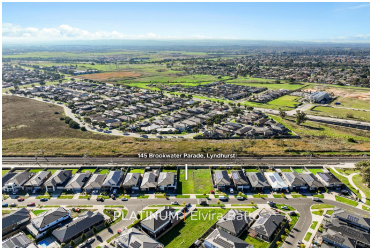
145 BROOKWATER PARADE, LYNDHURST, VIC 3975

PREPARED BY PLATINUM REAL ESTATE, 27 AUTUMN PLACE DOVETON

PLATINUM | REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



145 BROOKWATER PARADE,



Indicative Selling Price

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

Price Range: **\$680,000 to \$730,000**

MEDIAN SALE PRICE



LYNDHURST, VIC, 3975

Suburb Median Sale Price (Vacant Land)

\$612,450

01 April 2024 to 31 March 2025

Provided by:

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



2 EVERSPRING DR, LYNDHURST, VIC 3975



Sale Price

\$666,500

Sale Date: 15/04/2023

Distance from Property: 601m



35 EVERGLADES ST, LYNDHURST, VIC 3975



Sale Price

\$529,900

Sale Date: 16/04/2024

Distance from Property: 913m



46 EVERGLADES ST, LYNDHURST, VIC 3975



Sale Price

\$554,900

Sale Date: 24/01/2025

Distance from Property: 879m

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

145 BROOKWATER PARADE, LYNDHURST, VIC 3975

Indicative selling price

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

Price Range:

\$680,000 to \$730,000

Median sale price

Median price

\$612,450

Property type

Vacant Land

Suburb

LYNDHURST

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 EVERSPRING DR, LYNDHURST, VIC 3975	\$666,500	15/04/2023
35 EVERGLADES ST, LYNDHURST, VIC 3975	\$529,900	16/04/2024
46 EVERGLADES ST, LYNDHURST, VIC 3975	\$554,900	24/01/2025

This Statement of Information was prepared on: 09/04/2025