

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 54 Boland Drive, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$1,000,000

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\$1,100,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/04/2020

to

31/03/2021

Source

Corelogic

Comparable property sales

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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 |
|---------------------------------------|-----------|--------------|
| 3 TUSCAN COURT, LYNDHURST VIC 3975 | \$999,000 | 07/02/2021 |
| 8 WILD SAGE COURT, LYNDHURST VIC 3975 | \$814,510 | 23/03/2021 |
| 2 KINGSLEY COURT, LYNBROOK VIC 3975 | \$920,000 | 10/04/2021 |

This Statement of Information was prepared on: 15/04/2021