

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

12 Bushman Way Lynbrook 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Lynbrook

Period-from

01 Jun 2019

to

31 May 2020

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

3 Silverwattle Drive Lyndhurst VIC 3975	\$760,000	18-Dec-19
15 Bulga Wattle Circuit Lyndhurst VIC 3975	\$760,000	24-Dec-19
11 Bramble Close Lyndhurst VIC 3975	\$725,500	13-Feb-20

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.~~

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3 Silverwattle Drive Lyndhurst VIC 3975

 4  2  2

Sold Price

\$760,000

Sold Date

18-Dec-19

Distance

1.37km



15 Bulga Wattle Circuit Lyndhurst VIC 3975

 4  2  2

Sold Price

Sold Date

24-Dec-19

Distance

1.44km



11 Bramble Close Lyndhurst VIC 3975

 4  2  2

Sold Price

\$725,500

Sold Date

13-Feb-20

Distance

1.76km



14 Beechwood Drive Lyndhurst VIC 3975

 5  2  2

Sold Price

\$760,000

Sold Date

13-Jan-20

Distance

1.14km

RS = Recent sale UN = Undisclosed Sale

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