

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 1 Marbec Place, Lyndhurst, VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$850,000

&

\$895,000

### Median sale price

Median price

\$716,000

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/04/2020

to

31/03/2021

Source

Pricfinder

### Comparable property sales

A

These are two properties sold within five kilometres of the property for sale in the last 18 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

56 BLUEMIST CIRCUIT, LYNDHURST VIC 3975

\$860,000

31/03/2021

20 BROOKWATER PARADE, LYNDHURST VIC 3975

\$880,000

11/03/2021

B

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28/04/2021