

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 95 Lyndhurst Boulevard, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$840,000

&

\$900,000

Median sale price

Median price

\$706,006

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/09/2019

to

29/09/2020

Source

Realestate.com.au

Comparable property sales

A

This is one property 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

20 BANFIELD PLACE, LYNDHURST VIC 3975

\$840,000

07/02/2020

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: 09/10/2020