

## 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

13 LYNDHURST BOULEVARD LYNDHURST VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$912,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Feb 2023

to

31 Jan 2024

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

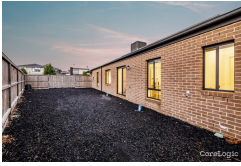
Date of sale

12 STORM AVENUE LYNDHURST VIC 3975	\$940,000	04-May-23
6 MELINGTON DRIVE LYNDHURST VIC 3975	\$950,000	01-Jul-23
16 TEA TREE COURT LYNDHURST VIC 3975	\$955,000	04-Apr-23

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.~~

This Statement of Information was prepared on: 07 February 2024



**12 STORM AVENUE LYNDHURST  
VIC 3975**

4 2 2

Sold Price

**\$940,000**

Sold Date **04-May-23**

Distance **1.09km**



**6 MELINGTON DRIVE LYNDHURST  
VIC 3975**

4 2 2

Sold Price

**\$950,000**

Sold Date **01-Jul-23**

Distance **1.32km**



**16 TEA TREE COURT LYNDHURST  
VIC 3975**

4 2 2

Sold Price

**\$955,000**

Sold Date **04-Apr-23**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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