

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

39 Windmill Circuit, Lyndhurst, Vic 3975

Indicative selling price

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

range between

\$780,000

&

\$850,000

Median sale price

Median price

\$876,000

Property type

House

Suburb

Lyndhurst

Period - From

01/02/2023

to

31/01/2024

Source



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 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
75 Brookwater Parade, Lyndhurst, VIC 3975	\$780,000	16/01/2024
4 Damper Way, Lynbrook, VIC 3975	\$870,000	13/02/2024
19 Everglades Street, Lyndhurst, VIC 3975	\$801,000	31/10/2023

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 six months.

This Statement of Information was prepared on: 26/02/2024