

## 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

49 BANFIELD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Lyndhurst

Period-from

01 May 2023

to

30 Apr 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

|  |           |           |
|--|-----------|-----------|
| 53 BANFIELD PLACE LYNDHURST VIC 3975   | \$730,000 | 19-Sep-23 |
| 28 BANFIELD PLACE LYNDHURST VIC 3975   | \$775,000 | 12-Jun-23 |
| 39 WINDMILL CIRCUIT LYNDHURST VIC 3975 | \$765,000 | 03-Apr-24 |

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: 27 May 2024



**53 BANFIELD PLACE LYNDHURST  
VIC 3975**

4 2 2

Sold Price

**\$730,000**

Sold Date

**19-Sep-23**

Distance

**0.02km**



**28 BANFIELD PLACE LYNDHURST  
VIC 3975**

3 2 2

Sold Price

**\$775,000**

Sold Date

**12-Jun-23**

Distance

**0.05km**



**39 WINDMILL CIRCUIT  
LYNDHURST VIC 3975**

4 2 2

Sold Price

<sup>RS</sup> **\$765,000**

Sold Date

**03-Apr-24**

Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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