

# 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 6 Crabapple Close, 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 \$1,060,000 & \$1,149,000

### Median sale price

Median price \$845,000 Property Type House Suburb Lyndhurst (2350)

Period - From 01/01/2024 to 30/06/2024 Source Pricefinder.com.au

### Comparable property sales

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
8 PATRICK CLOSE, LYNDHURST VIC 3975	\$1,076,000	08/06/2024
2 STAFFORDSHIRE PLACE, LYNDHURST VIC 3975	\$1,120,000	24/01/2024
9 LAMADA STREET, LYNDHURST VIC 3975	\$1,142,500	21/01/2024

This Statement of Information was prepared on: 04/07/2024