

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 MANTELLO STREET LYNDHURST VIC 3975

Indicative selling price

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

Single Price

or range
between

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Nov 2022

to

31 Oct 2023

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

8 YELLOWBOX CRESCENT LYNDHURST VIC 3975	\$771,500	13-Jun-23
28 BANFIELD PLACE LYNDHURST VIC 3975	\$775,000	12-Jun-23
9 BANFIELD PLACE LYNDHURST VIC 3975	\$706,000	25-Jul-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: 23 November 2023



**8 YELLOWBOX CRESCENT
LYNDHURST VIC 3975**

 3  2  2

Sold Price **\$771,500** Sold Date **13-Jun-23**

Distance **0.44km**



**28 BANFIELD PLACE LYNDHURST
VIC 3975**

 3  2  2

Sold Price **\$775,000** Sold Date **12-Jun-23**

Distance **1.73km**



**9 BANFIELD PLACE LYNDHURST
VIC 3975**

 3  2  2

Sold Price **\$706,000** Sold Date **25-Jul-23**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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