

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 Melington Drive, Lyndhurst Vic 3975

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price

Median price \$910,000 Property Type House Suburb Lyndhurst

Period - From 01/03/2023 to 29/02/2024 Source REIV

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
1	10 Aspendale PI LYNDHURST 3975	\$845,000	08/01/2024
2	7 Bulga Wattle Cirt LYNDHURST 3975	\$813,500	02/11/2023
3	15 Rudd Ct LYNBROOK 3975	\$808,000	24/10/2023

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:

01/03/2024 10:40