

# 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 Rose Bush Court, 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

\$869,000

&

\$949,000

### Median sale price

Median price

\$940,000

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/02/2023

to

01/01/2024

Source

realestate.com.au

### Comparable property sales

A

These are two 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

14 LOCKY GROVE, LYNDHURST VIC 3975

\$920,000

29/12/2023

17 CARABEEN WAY, LYNDHURST VIC 3975

\$900,000

16/12/2023

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: 09/02/2024