

## 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

74 SUSTAIN CIRCUIT 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

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Mar 2023

to

29 Feb 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

15 WESTBURY WAY LYNDHURST VIC 3975	\$785,000	13-Nov-23
12 SATINWOOD WAY LYNDHURST VIC 3975	\$775,000	19-Dec-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: 12 March 2024

**15 WESTBURY WAY LYNDHURST  
VIC 3975**4  2  2 

Sold Price

**\$785,000**

Sold Date

**13-Nov-23**

Distance

**0.78km****12 SATINWOOD WAY LYNDHURST  
VIC 3975**4  2  2 

Sold Price

RS

**\$775,000**

Sold Date

**19-Dec-23**

Distance

**1.48km**

RS = Recent sale

UN = Undisclosed Sale

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