

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 8 Figtree Walk, Lyndhurst, VIC 3975

Indicative selling price

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

Price Range

\$769,000

&

\$829,000

Median sale price

Median price

\$940,000

Property Type

House

Suburb

Lyndhurst (3975)

Period - From

01/12/2022

to

30/11/2022

Source

realestate.com.au

Comparable property sales

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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
7 BULGA WATTLE CIRCUIT, LYNDHURST VIC 3975	\$813,500	02/11/2023
35 BANFIELD PLACE, LYNDHURST VIC 3975	\$810,000	07/09/2023
21 NOREMAC GROVE, LYNDHURST VIC 3975	\$800,000	15/08/2023

This Statement of Information was prepared on: 06/12/2023