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	2 WILD SAGE COURT 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	House	Suburb	Lyndhurst
Period-from	01 Dec 2023	to	30 Nov 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
7 LOCKY GROVE LYNDHURST VIC 3975	$1,100,000	22-Nov-24
17 TOBIN WAY LYNDHURST VIC 3975	$1,185,000	26-Aug-24
11 BULGA WATTLE CIRCUIT LYNDHURST VIC 3975	$1,186,000	23-Aug-24

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: 09 December 2024

OBrien Real Estate

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7 LOCKY GROVE LYNDHURST VIC 3975

4 2 2

Sold Price RS $1,100,000 Sold Date **22-Nov-24**

Distance **1.03km**



17 TOBIN WAY LYNDHURST VIC 3975

5 2 2

Sold Price $1,185,000 Sold Date **26-Aug-24**

Distance **0.59km**



11 BULGA WATTLE CIRCUIT LYNDHURST VIC 3975

4 2 2

Sold Price $1,186,000 Sold Date **23-Aug-24**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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