Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	31 Banfield Place 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	$*575,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median price	$653,500	*House		*Unit		Suburb	Lyndhurst VIC 3975
Period - From	Mar 2017	to	Feb 2018			Source	CORE LOGIC RP DATA

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, 16 Boland Drive Lyndhurst VIC 3975	$622,500	04-Dec-17
2, 1 Finn Place Lyndhurst VIC 3975	$582,000	13-Dec-17
3, 33 Banfield Place Lyndhurst VIC 3975	$552,000	14-Dec-17

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.