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	25 Bluemist Circuit 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	$630,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$425,000	Property type	Land	Suburb	Lyndhurst
Period-from	01 Oct 2018	to	30 Sep 2019	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
71 Bluemist Circuit Lyndhurst VIC 3975	$660,000	08-Oct-19
23 Beechwood Drive Lyndhurst VIC 3975	$675,000	23-Aug-19
23 Caribbean Pine Court Lyndhurst VIC 3975	$680,000	29-Apr-19

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.~~

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71 Bluemist Circuit Lyndhurst VIC 3975

4 2 2

Sold Price RS **$660,000** Sold Date **08-Oct-19**

Distance **0.25km**



23 Beechwood Drive Lyndhurst VIC 3975

4 2 2

Sold Price RS **$675,000** Sold Date **23-Aug-19**

Distance **0.81km**



23 Caribbean Pine Court Lyndhurst VIC 3975

4 2 2

Sold Price **$680,000** Sold Date **29-Apr-19**

Distance **0.94km**

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

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