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	9 Delegate 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	$495,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$425,900	Property type	Land	Suburb	Lyndhurst
Period-from	01 Apr 2019	to	31 Mar 2020	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.~~

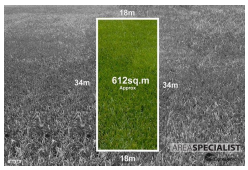
Address of comparable property	Price	Date of sale
3 Honeybark Crescent Lyndhurst VIC 3975	$497,500	04-Jan-20

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: 27 April 2020

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3 Honeybark Crescent Lyndhurst VIC 3975

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Sold Price **$497,500** Sold Date **04-Jan-20**

Distance **1.51km**

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

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