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	48 Alysha Avenue 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	$780,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$701,400	Property type	House	Suburb	Lyndhurst
Period-from	01 Dec 2019	to	30 Nov 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
5 Seachange Parade Lyndhurst VIC 3975	$840,000	01-Jul-20
4 Sunnybrook Way Lyndhurst VIC 3975	$818,000	09-Jun-20
12 Bushman Way Lynbrook VIC 3975	$785,000	07-Oct-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: 04 December 2020

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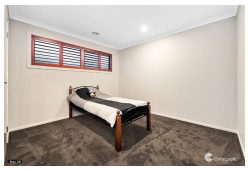


5 Seachange Parade Lyndhurst VIC 3975

4 2 2

Sold Price **$840,000** Sold Date **01-Jul-20**

Distance **0.29km**



4 Sunnybrook Way Lyndhurst VIC 3975

4 2 2

Sold Price **$818,000** Sold Date **09-Jun-20**

Distance **0.66km**



12 Bushman Way Lynbrook VIC 3975

4 2 2

Sold Price RS **$785,000** Sold Date **07-Oct-20**

Distance **1.12km**

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

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