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	8 Seachange Parade 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	$840,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$724,250	Property type	House	Suburb	Lyndhurst
Period-from	01 Aug 2020	to	31 Jul 2021	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
8 Locky Grove Lyndhurst VIC 3975	$851,500	01-Apr-21
10 Banjo Circuit Lynbrook VIC 3975	$865,000	15-Feb-21
79 Tobin Way Lyndhurst VIC 3975	$881,000	23-Jul-21

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: 12 August 2021

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8 Locky Grove Lyndhurst VIC 3975 Sold Price **$851,500** Sold Date **01-Apr-21**

4 2 2 Distance **0.88km**



10 Banjo Circuit Lynbrook VIC 3975 Sold Price **$865,000** Sold Date **15-Feb-21**

4 2 2 Distance **0.97km**



79 Tobin Way Lyndhurst VIC 3975 Sold Price RS **$881,000** Sold Date **23-Jul-21**

4 2 2 Distance **1.58km**

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

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