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	5 LYNDHURST BOULEVARD 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	$680,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$890,000	Property type	House	Suburb	Lyndhurst
Period-from	01 Mar 2023	to	29 Feb 2024	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
18 PARKDALE DRIVE LYNDHURST VIC 3975	$695,001	02-Mar-24
12 PARKDALE DRIVE LYNDHURST VIC 3975	$687,500	25-Jan-24
3 OLIDA GROVE LYNDHURST VIC 3975	$714,000	16-May-23

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: 08 March 2024

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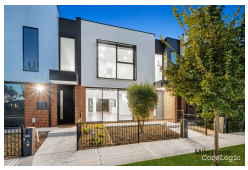

18 PARKDALE DRIVE LYNDHURST VIC 3975

3 2 2

Sold Price RS $695,001 Sold Date 02-Mar-24

Distance 0.79km



12 PARKDALE DRIVE LYNDHURST VIC 3975

3 2 2

Sold Price $687,500 Sold Date 25-Jan-24

Distance 0.8km



3 OLIDA GROVE LYNDHURST VIC 3975

3 2 2

Sold Price $714,000 Sold Date 16-May-23

Distance 0.17km

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

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