



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**3 Sunnybrook Way,
LYNDHURST 3975**

House



4 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$775,000 - \$795,000

Median sale price

Median **House** for **LYNDHURST** for period **Apr 2019 - Jun 2019**

Sourced from **RP Data**.

\$750,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

1 Waterhaven Way, Lyndhurst 3975	Price \$800,000 Sold 27 June 2019
6 Sunline Way, Lyndhurst 3975	Price \$800,000 Sold 13 June 2019
22 Mermaid Grove, Lyndhurst 3975	Price \$795,000 Sold 13 May 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

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