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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

99 Brookwater Parade Lyndhurst VIC 3975

4 2 2

Indicative Selling Price

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

Range between \$580,000 & \$630,000

Median Sale Price

\$681,375 Houses in Lyndhurst between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

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.



7 Livida Circuit Lyndhurst VIC 3975 Sold Price ^{RS} **\$558,000** Sold Date **22-Jul-19**
 3 2 2 Distance **1.35km**



19 Mermaid Grove Lyndhurst VIC 3975 Sold Price ^{RS} **\$632,250** Sold Date **29-Jun-19**
 3 2 2 Distance **1.1km**



28 Westbury Way Lyndhurst VIC 3975 Sold Price **\$645,000** Sold Date **10-Jul-19**
 4 2 2 Distance **1.69km**

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

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