

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

1 Benmar Place 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Dec 2018

to

30 Nov 2019

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

3 Jesmay Place Lyndhurst VIC 3975	\$645,000	28-Jul-19
71 Bluemist Circuit Lyndhurst VIC 3975	\$660,000	08-Oct-19
23 Beechwood Drive Lyndhurst VIC 3975	\$675,000	12-Aug-19

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: 03 December 2019



3 Jesmay Place Lyndhurst VIC 3975 Sold Price **\$645,000** Sold Date **28-Jul-19**

 4  2  2

Distance **0.04km**



71 Bluemist Circuit Lyndhurst VIC 3975 Sold Price ^{RS} **\$660,000** Sold Date **08-Oct-19**

 4  2  2

Distance **0.17km**



23 Beechwood Drive Lyndhurst VIC 3975 Sold Price **\$675,000** Sold Date **12-Aug-19**

 4  2  2

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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