# 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 2	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.

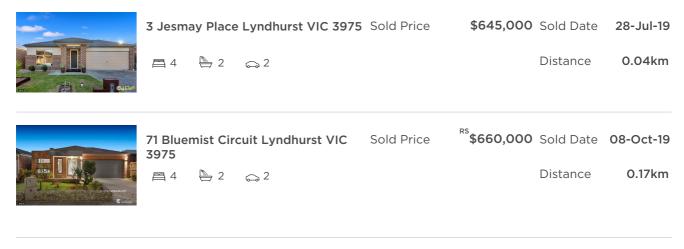
This Statement of Information was prepared on: 03 December 2019



consumer.vic.gov.au



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23 Bee 3975	chwood	Drive Lyndhurst VIC	Sold Price	\$675,000	Sold Date	12-Aug-19
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#### RS = Recent sale UN = Undisclosed Sale

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