

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 Storm Avenue 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Dec 2020

to

30 Nov 2021

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

16 Storm Avenue Lyndhurst VIC 3975	\$1,130,000	03-Nov-21
43 Tobin Way Lyndhurst VIC 3975	\$1,070,000	20-Oct-21
19 Lyndhurst Boulevard Lyndhurst VIC 3975	\$977,500	06-Nov-21

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: 06 December 2021



OBrien Real Estate

Mark Sewell

P 03 5995 0500

M 0413 719 821

E mark.sewell@obrienrealestate.com.au



16 Storm Avenue Lyndhurst VIC 3975

Sold Price

^{RS}

\$1,130,000

Sold Date

03-Nov-21



4



2



2

Distance

0.16km



43 Tobin Way Lyndhurst VIC 3975

Sold Price

\$1,070,000

Sold Date

20-Oct-21



4



2



2

Distance

0.89km



19 Lyndhurst Boulevard Lyndhurst VIC 3975

Sold Price

^{RS}

\$977,500

Sold Date

06-Nov-21



4



2



2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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