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	21 Alpine Heath Way 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	$670,000	&	$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$446,500	Property type	Land	Suburb	Lyndhurst
Period-from	01 Apr 2020	to	31 Mar 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
7 Island Circuit Lyndhurst VIC 3975	$673,300	10-Nov-20
8 Sunline Way Lyndhurst VIC 3975	$700,000	04-Feb-21
6 Lockwood Rise Lynbrook VIC 3975	$680,000	02-Feb-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.~~

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7 Island Circuit Lyndhurst VIC 3975 Sold Price **$673,300** Sold Date **10-Nov-20**

3 2 2 Distance **0.53km**



8 Sunline Way Lyndhurst VIC 3975 Sold Price **$700,000** Sold Date **04-Feb-21**

3 2 2 Distance **0.8km**



6 Lockwood Rise Lynbrook VIC 3975 Sold Price **$680,000** Sold Date **02-Feb-21**

3 2 2 Distance **1.3km**

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

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