

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

4 Everglades Street 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

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,013

Property type

House

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

29 Pebble Avenue Lyndhurst VIC 3975	\$605,000	04-Jan-21
41 Gregson Grove Lyndhurst VIC 3975	\$621,240	15-Apr-21
1/108 Endeavour Drive Cranbourne North VIC 3977	\$620,000	15-Jan-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: 29 April 2021



29 Pebble Avenue Lyndhurst VIC 3975

 3
  2
  2

Sold Price

\$605,000

Sold Date

04-Jan-21

Distance

0.14km



41 Gregson Grove Lyndhurst VIC 3975

 3
  2
  2

Sold Price

^{RS} **\$621,240**

Sold Date

15-Apr-21

Distance

0.56km



1/108 Endeavour Drive Cranbourne North VIC 3977

 3
  2
  2

Sold Price

\$620,000

Sold Date

15-Jan-21

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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