



Lynda White

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STATEMENT OF INFORMATION

Prepared on 08 Feb 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4 Bracken Place Lyndhurst VIC 3975

4 2 4

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$890,000

Median Sale Price

\$705,000 Houses in Lyndhurst between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



20 Lyndhurst Boulevard Lyndhurst VIC 3975	Sold Price	\$860,000	Sold Date	17-Dec-18
4 2 2			Distance	1.95km

Notes from your agent

This property is the closest comparable in regards to land size and floor space. It had a great floor plan and was sold in December, so not very long ago.

RS = Recent sale UN = Undisclosed Sale

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44 Tobin Way Lyndhurst VIC 3975 Sold Price **\$842,700** Sold Date **06-Dec-18**

4 3 2

Distance **0.59km**

Notes from your agent

This property has smaller land, however it has larger floor space



76 Paterson Drive Lynbrook VIC 3975 Sold Price **\$955,000** Sold Date **19-Oct-18**

4 2 2

Distance **0.64km**

Notes from your agent

This is the highest recent sale in the area in regards to land size and floor space size however it was mid October 2018 and the market has dropped since then.

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