

Lynda White

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

64 Silverwattle Drive Lyndhurst VIC 3975

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$570,000

## Median Sale Price

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

Source: CoreLogic

## Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



**32 Waterbush Crescent Lyndhurst VIC 3975**

 3  2  1

Sold Price

**\$585,000**

Sold Date

**13-Jun-18**

Distance

**0.56km**



**28 Livida Circuit Lyndhurst VIC 3975**

 3  2  1

Sold Price

**\$485,000**

Sold Date

**27-Oct-18**

Distance

**1.89km**

RS = Recent sale

UN = Undisclosed Sale

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