



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Albida Parade, LYNDHURST 3975



### Indicative selling price

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

**Range \$655,000 - \$695,000**

### Median sale price

Median **House** for **LYNDHURST** for period **Jun 2018 - Jun 2018**

Sourced from **RPDATA**.

**\$698,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**19 Blue Peppermint Court,**  
Lyndhurst 3975

Price **\$655,000** Sold 02  
February 2018

**19 Locky Grove,**  
Lyndhurst 3975

Price **\$677,000** Sold 13  
January 2018

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 six months

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RPDATA.

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
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### Contact agents



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