



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 18 Beechwood Drive, LYNDHURST 3975

### Indicative selling price

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

**Range \$745,000 - \$785,000**

### Median sale price

Median **House** for **LYNDHURST** for period **Apr 2018 - May 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.

**5 Locky Grove**,  
Lyndhurst 3975

Price **\$765,000** Sold 06  
March 2018

**4 Bluemist Circuit**,  
Lyndhurst 3975

Price **\$757,000** Sold 04 April  
2018

**4 Marglen Place**,  
Lyndhurst 3975

Price **\$775,000** Sold 25  
October 2018

### 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,  
Cranbourne VIC 3977

### Contact agents



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