

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 TUSCAN COURT, LYNDHURST, VIC 3975

### Indicative selling price

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

Price Range: 750,000 to 825,000

### Median sale price

Median price

\$624,000

House

Unit

Suburb

LYNDHURST

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 MARGLEN PL, LYNDHURST, VIC 3975	*\$765,000	03/08/2017
14 VIEWLINE WAY, LYNDHURST, VIC 3975	\$770,000	13/04/2017
91 MARRIOTT BVD, LYNDHURST, VIC 3975	\$815,000	26/04/2017