

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 Hutchinson Drive Lynbrook VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$610,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Lynbrook

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two 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.

Address of comparable property

Price

Date of sale

34 May Gibbs Crescent Lynbrook VIC 3975	\$610,500	16-Feb-20
41 Astley Wynd Lynbrook VIC 3975	\$603,000	08-Mar-20
48 Bateman Grove Hampton Park VIC 3976	\$610,000	13-Mar-20

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 26 June 2020



34 May Gibbs Crescent Lynbrook VIC 3975

Sold Price

\$610,500

Sold Date

16-Feb-20

 3  2  2

Distance

0.33km



41 Astley Wynd Lynbrook VIC 3975

Sold Price

\$603,000

Sold Date

08-Mar-20

 3  2  2

Distance

0.39km



48 Bateman Grove Hampton Park VIC 3976

Sold Price

\$610,000

Sold Date

13-Mar-20

 4  2  2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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