

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

70 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Lynbrook

Period-from

01 Apr 2021

to

31 Mar 2022

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

150 PATERSON DRIVE LYNBROOK VIC 3975	\$630,000	04-Nov-21
1/12-14 KINGSFIELD CRESCENT LYNBROOK VIC 3975	\$595,000	07-Oct-21
166A PATERSON DRIVE LYNBROOK VIC 3975	\$650,000	17-Feb-22

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: 06 April 2022

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**150 PATERSON DRIVE LYNBROOK
VIC 3975**

 3  2  2

Sold Price

\$630,000

Sold Date

04-Nov-21

Distance

0.95km



**1/12-14 KINGSFIELD CRESCENT
LYNBROOK VIC 3975**

 3  3  2

Sold Price

\$595,000

Sold Date

07-Oct-21

Distance

0.78km



**166A PATERSON DRIVE
LYNBROOK VIC 3975**

 3  2  2

Sold Price

^{RS} **\$650,000**

Sold Date

17-Feb-22

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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