

## 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

8 DAMPER WAY LYNBROOK VIC 3975

### Indicative selling price

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

Single Price

or range  
between

\$910,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$804,000

Property type

House

Suburb

Lynbrook

Period-from

01 Mar 2023

to

29 Feb 2024

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

4 DAMPER WAY LYNBROOK VIC 3975	\$870,000	29-Jan-24
57 ELLIOTT PARADE LYNBROOK VIC 3975	\$890,000	11-Nov-23
15 RUDD COURT LYNBROOK VIC 3975	\$808,000	24-Oct-23

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: 08 March 2024


**4 DAMPER WAY LYNBROOK VIC 3975**

4 2 2

Sold Price

<sup>RS</sup> **\$870,000** Sold Date **29-Jan-24**

 Distance **0.03km**

**57 ELLIOTT PARADE LYNBROOK VIC 3975**

4 2 2

Sold Price

**\$890,000** Sold Date **11-Nov-23**

 Distance **1.11km**

**15 RUDD COURT LYNBROOK VIC 3975**

4 2 2

Sold Price

**\$808,000** Sold Date **24-Oct-23**

 Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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