

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 6 Alfonso Court, Lynbrook, VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$645,000

&

\$670,000

Median sale price

Median price

\$785,000

Property Type

House

Suburb

Lynbrook (3975)

Period - From

01/11/2021

to

01/10/2022

Source

pricefinder & Realestate.com.au

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
12 RANKIN CLOSE, LYNBROOK VIC 3975	\$650,000	19/09/2022
105 HUTCHINSON DRIVE, LYNBROOK VIC 3975	\$660,000	30/06/2022
23 HANRAHAN WYND, LYNBROOK VIC 3975	\$660,000	11/07/2022

This Statement of Information was prepared on: 21/12/2022