

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 13 Paterson Drive, Lynbrook, VIC 3975

Indicative selling price

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

Price Range \$799,000 & \$869,000

Median sale price

Median price \$805,000 Property Type House Suburb Lynbrook (3975)
Period - From 01/01/2022 to 31/12/2022 Source Pricefinder

Comparable property sales

A 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
4 ODOWD PLACE, LYNBROOK VIC 3975	\$835,000	21/10/2022
13 PELEDORA PLACE, LYNDHURST VIC 3975	\$840,000	12/09/2022
11 SUGAR BUSH DRIVE, LYNBROOK VIC 3975	\$801,500	13/12/2022

This Statement of Information was prepared on: 25/01/2023