

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 9 Carboni Crescent, LYNBROOK 3975

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$520,000 - \$570,000**

#### Median sale price

Median **House** for **LYNBROOK** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$648,500**

#### Comparable property sales

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 the most comparable to the property for sale.

**223 Paterson Drive,**  
Lynbrook 3975

**Price \$610,000** Sold 21  
February 2019

**17 Rankin Cl,**  
Lynbrook 3975

**Price \$545,000** Sold 12 June  
2019

**48 Henry Lawson Drive,**  
Lynbrook 3975

**Price \$510,000** Sold 03 June  
2019

This Statement of Information was prepared on 16th Sep 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House  
3 beds 1 baths 4 parking

#### Ray White Narre Warren South

Shop 20, 400 Narre Warren -  
Cranbourne Road,  
Narre Warren South VIC 3805

#### Contact agents



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