

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 102 Paterson Drive Lynbrook 3975

Indicative selling price

Range between: \$510,000 to \$560,000

Median sale price

Median Price: \$550,000 House Suburb: Lynbrook

Period - From: May 2017 Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.

1/12-14 Kingsfield Crescent Lynbrook

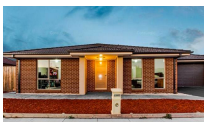
3 Bed 3 Bath 2 Car



Sold \$530,000
Date Sold 10/08/17
Land 151 SqM

18 Snowy Drive Lynbrook

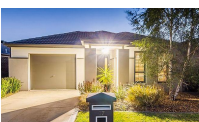
3 Bed 2 Bath 2 Car



Sold \$515,000
Date Sold 19/03/17
Land 345 SqM

17 Wodalla Place Lyndhurst

3 Bed 2 Bath 1 Car



Sold \$521,000
Date Sold 24/04/17
Land 342 SqM