

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

85 AYLMER ROAD LYNBROOK VIC 3975

Indicative selling price

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

Single Price

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,000

Property type

House

Suburb

Lynbrook

Period-from

01 Nov 2021

to

31 Oct 2022

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

7 BOOTHBY TERRACE LYNBROOK VIC 3975	\$650,000	10-Dec-21
28 HASLUCK CRESCENT LYNBROOK VIC 3975	\$711,000	29-May-21
20 DARCY NILAND CRESCENT LYNBROOK VIC 3975	\$793,000	21-Feb-22

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: 10 November 2022



**7 BOOTHBY TERRACE LYNBROOK
VIC 3975**

 3  1  1

Sold Price

\$650,000

Sold Date

10-Dec-21

Distance

0.2km



**28 HASLUCK CRESCENT
LYNBROOK VIC 3975**

 3  2  2

Sold Price

\$711,000

Sold Date

29-May-21

Distance

0.27km



**20 DARCY NILAND CRESCENT
LYNBROOK VIC 3975**

 4  2  2

Sold Price

\$793,000

Sold Date

21-Feb-22

Distance

0.26km



**18 HENNING AVENUE LYNBROOK
VIC 3975**

 3  2  2

Sold Price

\$732,000

Sold Date

06-Nov-21

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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