

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

4 LIVINGSTONE RISE 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Lynbrook

Period-from

01 Jan 2024

to

31 Dec 2024

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

11 SPERANZA PLACE LYNBROOK VIC 3975	\$1,080,000	08-Aug-24
15 TOWERHILL BOULEVARD LYNBROOK VIC 3975	\$1,140,000	19-Oct-24

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: 20 January 2025

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**11 SPERANZA PLACE LYNBROOK
VIC 3975**

 5  2  2

Sold Price **\$1,080,000** Sold Date **08-Aug-24**

Distance **0.9km**



**15 TOWERHILL BOULEVARD
LYNBROOK VIC 3975**

 3  2  2

Sold Price ^{RS} **\$1,140,000** Sold Date **19-Oct-24**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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