

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

11 SPERANZA PLACE 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

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$808,000

Property type

House

Suburb

Lynbrook

Period-from

01 Feb 2023

to

31 Jan 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

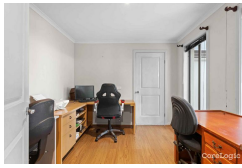
Date of sale

196 PATERSON DRIVE LYNBROOK VIC 3975	\$970,000	17-Sep-22
12 BUSHMAN WAY LYNBROOK VIC 3975	\$1,090,000	27-Jan-24
31 PENTON WAY LYNBROOK VIC 3975	\$1,016,000	22-Dec-23

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: 29 February 2024


196 PATERSON DRIVE LYNBROOK VIC 3975

Sold Price

\$970,000

Sold Date

17-Sep-22
 5

 2

 2

Distance

0.58km

12 BUSHMAN WAY LYNBROOK VIC 3975

Sold Price

^{RS}
\$1,090,000

Sold Date

27-Jan-24
 4

 2

 2

Distance

1.12km

31 PENTON WAY LYNBROOK VIC 3975

Sold Price

^{RS}
\$1,016,000

Sold Date

22-Dec-23
 4

 2

 2

Distance

0.56km

5 SEDGWICK COURT LYNBROOK VIC 3975

Sold Price

\$966,500

Sold Date

14-Oct-23
 4

 2

 2

Distance

0.15km
RS = Recent sale

UN = Undisclosed Sale

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