

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

20 HENRY LAWSON DRIVE 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

\$660,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Lynbrook

Period-from

01 Jul 2023

to

30 Jun 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

17 RANKIN CLOSE LYNBROOK VIC 3975	\$690,150	08-May-24
46 HENRY LAWSON DRIVE LYNBROOK VIC 3975	\$700,000	19-Dec-23
30 GLENBROOK CRESCENT LYNBROOK VIC 3975	\$727,000	23-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: 10 July 2024

Rick Kothari
P 0385785700
M 0412767574
E rick@yourexpertrealestate.com.au



17 RANKIN CLOSE LYNBROOK VIC 3975

Sold Price

\$690,150

Sold Date **08-May-24**

3 2 2

Distance **0.93km**



46 HENRY LAWSON DRIVE LYNBROOK VIC 3975

Sold Price

\$700,000

Sold Date **19-Dec-23**

3 1 1

Distance **0.3km**



30 GLENBROOK CRESCENT LYNBROOK VIC 3975

Sold Price

\$727,000

Sold Date **23-Dec-23**

3 2 2

Distance **1.18km**

RS = Recent sale UN = Undisclosed Sale

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