



STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

12 Snowy Drive, Lynbrook, VIC 3975

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$680,000 & \$740,000

MEDIAN SALE PRICE

Median price \$642,000 | House | Lynbrook (3975)

Period - From 1 August 2018 to 31 July 2019 | Source - CoreLogic

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres 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.

Address of Comparable Property	Price	Date of Sale
6 HANRAHAN WYND, LYNBROOK VIC 3975	\$710,000	21/05/2019
20 GLENBROOK CRESCENT, LYNBROOK VIC 3975	\$750,000	06/11/2018
42 GLENBROOK CRESCENT, LYNBROOK VIC 3975	\$775,000	27/05/2018