

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 Bingham 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

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

*House

X

*Unit

Suburb

Lynbrook

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

92 Brookwater Parade Lyndhurst VIC 3975	\$820,500	08-Sep-18
124 Boland Drive Lyndhurst VIC 3975	\$797,000	27-Oct-18
143 Aylmer Road Lyndhurst VIC 3975	\$765,000	24-Nov-18

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 six months.~~

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92 Brookwater Parade Lyndhurst VIC 3975

4 2 2

Sold Price

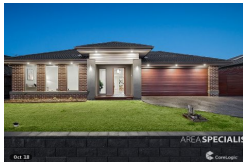
\$820,500

Sold Date

08-Sep-18

Distance

1.63km



124 Boland Drive Lyndhurst VIC 3975

4 2 2

Sold Price

\$797,000

Sold Date

27-Oct-18

Distance

1.75km



143 Aylmer Road Lyndhurst VIC 3975

4 2 2

Sold Price

^{RS} **\$765,000**

Sold Date

24-Nov-18

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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