

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

7 Boothby Terrace 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

\$640,000

&

\$650,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

10 Tranter Square Lynbrook VIC 3975	\$640,000	24-May-21
7 Dutton Close Lynbrook VIC 3975	\$640,000	07-Jul-21
37 Gipps Crescent Cranbourne North VIC 3977	\$640,000	23-Apr-21

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: 04 October 2021



10 Tranter Square, Lynbrook
 This document is for information only and does not constitute an offer of real estate. It is not intended to be used as a basis for any investment decision. Please contact your agent for more information.

10 Tranter Square Lynbrook VIC 3975

3 2 1

Sold Price **\$640,000** Sold Date **24-May-21**

Distance **1.33km**



7 Dutton Close Lynbrook VIC 3975

3 2 3

Sold Price

Sold Date **07-Jul-21**

Distance **1.49km**



37 Gipps Crescent Cranbourne North VIC 3977

3 1 3

Sold Price

Sold Date **23-Apr-21**

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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