

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 106 Lynbrook Boulevard Lynbrook

Indicative selling price

Range between: \$570,000 to \$620,000

Median sale price

Median Price: \$545,000 House Suburb: Lynbrook

Period - From: April 2017 Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



17 Cobbler Grange Lynbrook

4 Bed 2 Bath 2 Car

Sold \$610,000
Date Sold 22/04/17
Land 702 SqM



3 Keystone Court Lynbrook

3 Bed 2 Bath 2 Car

Sold \$590,000
Date Sold 15/06/17
Land 605 SqM



9 Macleod Way Lynbrook

3 Bed 2 Bath 2 Car

Sold \$597,500
Date Sold 1/07/17
Land 588 SqM
