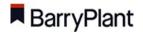
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Propert	y offered for s	sale							
Address Including suburb and postcode		22 Lynnbrae Avenue, Hurstbridge Vic 3099							
Indicati	ve selling pric	ce							
For the r	neaning of this p	orice see co	nsumer.vic.gov.au	ı/underquot	ing				
Range between \$800,000			&	\$860,000					
Median sale price									
Media	n price \$750,00	00 F	Property Type Hou	use	Sı	uburb	Hurstbridge		
Period	- From 01/01/2	2019 to	31/12/2019	So	urceRl	EIV			
Comparable property sales (*Delete A or B below as applicable)									
	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						Pr	ice	Date of sale	
1									
2									
3									
OR									
	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.								
	This Statement of Information was prepared on:						19/02/2020 16:33		









**Property Type:** House **Land Size:** 2843 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$860,000 Median House Price Year ending December 2019: \$750,000

## Comparable Properties

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.

**Account** - Barry Plant | P: 03 94381133



