

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

6 Aisbett Close 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

\$599,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Lynbrook

Period-from

01 Aug 2019

to

31 Jul 2020

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 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

4 Cottrell Place Lynbrook VIC 3975	\$650,000	18-Aug-20
53 Cato Parkway Lynbrook VIC 3975	\$650,000	06-Apr-20
6 Dennis Close Lynbrook VIC 3975	\$645,000	07-Aug-20

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: 27 August 2020

 Private Inspections Only. To ensure the health and well-being of the community, please join us in practicing the following safety measures. Thank you for your co-operation and understanding.  1 person only per private inspection with Agents  No touching Please refrain from touching anything during the inspection  Social distancing Please allow full centre and 1m outside	4 Cottrell Place Lynbrook VIC 3975	Sold Price	^{RS} \$650,000 ^{UN}	Sold Date 18-Aug-20
	 4  2  2			Distance 0.4km
 PRIVATE INSPECTIONS AVAILABLE Call, Text or Email us today to organise your private inspection! SOCIAL DISTANCING REQUIREMENTS 1. One hour maximum at all times 2. Avoid touching or entering the house 3. If you are in your car, we will provide a private inspection 4. If you have been exposed to COVID-19, please do not enter the property 5. If you have been in contact with a confirmed case, with visitors, and you must 6. Not enter at a private inspection We're determined to make your inspection safe and successful For Real Estate Agents, shaking hands is part of the gig, but for the next little while we're shaking things up!  Handshake	53 Cato Parkway Lynbrook VIC 3975	Sold Price	^{RS} \$650,000	Sold Date 06-Apr-20
	 3  2  2			Distance 0.47km
	6 Dennis Close Lynbrook VIC 3975	Sold Price	^{RS} \$645,000	Sold Date 07-Aug-20
	 3  2  2			Distance 0.64km

RS = Recent sale

UN = Undisclosed Sale

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