

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

1 Gilmore Crescent 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,000

Property type

House

Suburb

Lynbrook

Period-from

01 Dec 2019

to

30 Nov 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

6 Dennis Close Lynbrook VIC 3975	\$645,000	10-Jul-20
6 Aisbett Close Lynbrook VIC 3975	\$640,000	11-Sep-20
33 Livida Circuit Lyndhurst VIC 3975	\$641,500	29-Oct-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: 14 December 2020


6 Dennis Close Lynbrook VIC 3975

Sold Price

\$645,000

Sold Date

10-Jul-20


3



2



2

Distance

0.59km

6 Aisbett Close Lynbrook VIC 3975

Sold Price

\$640,000

Sold Date

11-Sep-20


3



2



2

Distance

1.23km

33 Livida Circuit Lyndhurst VIC 3975

Sold Price

\$641,500

Sold Date

29-Oct-20


3



2



2

Distance

3.28km
RS = Recent sale

UN = Undisclosed Sale

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