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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

56 Elliott Parade Lynbrook VIC 3975

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$680,000

Median Sale Price

\$655,000 Houses in Lynbrook between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



16 Damper Way Lynbrook VIC 3975	Sold Price	\$630,000	Sold Date	08-Sep-18
4 2 2			Distance	1.09km



6 Lindsay Crescent Lynbrook VIC 3975	Sold Price	\$640,000	Sold Date	03-Oct-18
3 2 2			Distance	1.19km



8 Astley Wynd Lynbrook VIC 3975	Sold Price	\$660,000	Sold Date	23-Aug-18
3 2 2			Distance	1.57km

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