

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

9 Banjo Circuit 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

House

Suburb

Lynbrook

Period-from

01 Nov 2018

to

31 Oct 2019

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

9 Andretti Avenue Lynbrook VIC 3975	\$560,000	30-Oct-19
10 Bushman Way Lynbrook VIC 3975	\$510,000	09-Sep-19
51 Banfield Place Lyndhurst VIC 3975	\$531,250	13-Aug-19

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: 26 November 2019



9 Andretti Avenue Lynbrook VIC 3975

3 2 2

Sold Price

^{RS} \$560,000

Sold Date

30-Oct-19

Distance

0.19km



10 Bushman Way Lynbrook VIC 3975

3 2 2

Sold Price

\$510,000

Sold Date

09-Sep-19

Distance

0.3km



51 Banfield Place Lyndhurst VIC 3975

3 2 2

Sold Price

\$531,250

Sold Date

13-Aug-19

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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