

## 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

4 Carboni Crescent Lynbrook VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Lynbrook

Period-from

01 Sep 2018

to

31 Aug 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

8 Lindsay Crescent Lynbrook VIC 3975	\$622,000	27-Aug-19
59 Henry Lawson Drive Lynbrook VIC 3975	\$622,500	04-Apr-19
3 Selma Close Lynbrook VIC 3975	\$650,000	13-Apr-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: 23 September 2019



**8 Lindsay Crescent Lynbrook VIC 3975**

Sold Price <sup>RS</sup> **\$622,000** <sup>UN</sup> Sold Date **27-Aug-19**

4 2 1

Distance **0.35km**

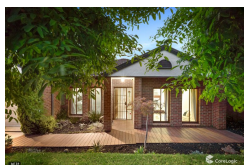


**59 Henry Lawson Drive Lynbrook VIC 3975**

Sold Price **\$622,500** Sold Date **04-Apr-19**

3 2 2

Distance **0.41km**



**3 Selma Close Lynbrook VIC 3975**

Sold Price **\$650,000** Sold Date **13-Apr-19**

3 2 2

Distance **1.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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