

## 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 Manzanilla Way 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

\$535,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Other

Suburb

Lynbrook

Period-from

01 May 2020

to

30 Apr 2021

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

7/32 Central Road Hampton Park VIC 3976	\$567,900	21-Jan-21
33 Gilmore Crescent Lynbrook VIC 3975	\$585,000	15-Dec-20
97 Lynbrook Boulevard Lynbrook VIC 3975	\$550,000	04-May-21

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: 18 May 2021



**7/32 Central Road Hampton Park VIC 3976**

Sold Price

**\$567,900**

Sold Date

**21-Jan-21**

 3  2  2

Distance

**0.32km**



**33 Gilmore Crescent Lynbrook VIC 3975**

Sold Price

**\$585,000**

Sold Date

**15-Dec-20**

 3  2  1

Distance

**0.67km**



**97 Lynbrook Boulevard Lynbrook VIC 3975**

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**04-May-21**

 3  2  2

Distance

**0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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