

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

5 BEAVER TERRACE 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,000

Property type

House

Suburb

Lynbrook

Period-from

01 Apr 2023

to

31 Mar 2024

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

13 RANKIN CLOSE LYNBROOK VIC 3975	\$650,000	28-Nov-23
21 TILLY PLACE LYNBROOK VIC 3975	\$647,000	09-Mar-23
2A ELLIOTT PARADE LYNBROOK VIC 3975	\$710,000	08-May-23

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: 15 April 2024

<div><div>REGISTER TO INSPECT</div><div><div>View our digital open house for this property.</div><div>By registering you will receive an email alert when the property is available for inspection.</div><div>Please do not register for an inspection if you are not the owner of the property.</div></div><div><div>HOW TO REGISTER</div><div><div>1. Click here to register</div><div>2. Click on the link</div><div>3. Choose your email</div><div>4. Fill in your details</div><div>5. Click on the link</div></div><div><div>Consent of the land owner is a valid condition for the use of the property.</div><div>Consent of the land owner is a valid condition for the use of the property.</div><div>Consent of the land owner is a valid condition for the use of the property.</div></div><div><div>Don't miss out!</div><div>Book an inspection today for this property.</div></div></div><div></div></div>	<div><div>13 RANKIN CLOSE LYNBROOK VIC 3975</div><div><div><div><div></div><div>3</div></div><div><div></div><div>2</div></div><div><div></div><div>2</div></div></div></div></div>	<div>Sold Price</div>	<div>\$650,000</div>	<div>Sold Date</div>	<div>28-Nov-23</div>	<div>Distance</div>	<div>0.09km</div>
<div></div>	<div><div>21 TILLY PLACE LYNBROOK VIC 3975</div><div><div><div><div></div><div>3</div></div><div><div></div><div>2</div></div><div><div></div><div>-</div></div></div></div></div>	<div>Sold Price</div>	<div>\$647,000</div>	<div>Sold Date</div>	<div>09-Mar-23</div>	<div>Distance</div>	<div>0.1km</div>
<div></div>	<div><div>2A ELLIOTT PARADE LYNBROOK VIC 3975</div><div><div><div><div></div><div>3</div></div><div><div></div><div>2</div></div><div><div></div><div>2</div></div></div></div></div>	<div>Sold Price</div>	<div>\$710,000</div>	<div>Sold Date</div>	<div>08-May-23</div>	<div>Distance</div>	<div>0.12km</div>

RS = Recent sale

UN = Undisclosed Sale

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