

## 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

14 PARSLOW 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

\$1,050,000

&

\$1,130,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Lynbrook

Period-from

01 Jan 2024

to

31 Dec 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

2 KINGSLEY COURT LYNBROOK VIC 3975	\$1,120,000	06-Dec-24
8 PRICHARD AVENUE LYNBROOK VIC 3975	\$1,010,000	23-Nov-24
11 SPERANZA PLACE LYNBROOK VIC 3975	\$1,080,000	08-Aug-24

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.~~

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**2 KINGSLEY COURT LYNBROOK  
VIC 3975**

5 2 4

Sold Price <sup>RS</sup> **\$1,120,000** <sup>UN</sup> Sold Date **06-Dec-24**

Distance **0.56km**



**8 PRICHARD AVENUE LYNBROOK  
VIC 3975**

4 2 2

Sold Price **\$1,010,000** Sold Date **23-Nov-24**

Distance **1.25km**



**11 SPERANZA PLACE LYNBROOK  
VIC 3975**

5 2 2

Sold Price **\$1,080,000** Sold Date **08-Aug-24**

Distance **0.62km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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