

## 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

31 LYNBRIDGE CRESCENT TARNEIT VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Nov 2022

to

31 Oct 2023

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 5 LYNBRIDGE CRESCENT TARNEIT VIC 3029 | \$740,000 | 31-May-23 |
| 28 CHADWAY AVENUE TARNEIT VIC 3029    | \$720,000 | 07-Mar-23 |
| 6 RIDER COURT TARNEIT VIC 3029        | \$685,000 | 27-Sep-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: 24 November 2023



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**5 LYNBRIDGE CRESCENT TARNEIT VIC 3029**

Sold Price

**\$740,000**

Sold Date

**31-May-23**



4



2



2

Distance

**0.05km**



**28 CHADWAY AVENUE TARNEIT VIC 3029**

Sold Price

**\$720,000**

Sold Date

**07-Mar-23**



4



2



2

Distance

**0.19km**



**6 RIDER COURT TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date

**27-Sep-23**



4



2



2

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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