



OBrien Real Estate

Mark Sewell

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

42 Cato Parkway 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

\$685,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

*House

X

*Unit

Suburb

Lynbrook

Period-from

01 Jul 2018

to

30 Jun 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

3 Cato Parkway Lynbrook VIC 3975	\$675,000	28-May-19
32 Aisbett Close Lynbrook VIC 3975	\$670,000	16-Jan-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.~~

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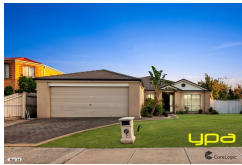
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3 Cato Parkway Lynbrook VIC 3975 Sold Price **\$675,000** Sold Date **28-May-19**

4 2 2

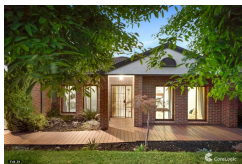
Distance **0.4km**



32 Aisbett Close Lynbrook VIC 3975 Sold Price **\$670,000** Sold Date **16-Jan-19**

4 2 2

Distance **0.4km**



3 Selma Close Lynbrook VIC 3975 Sold Price **\$650,000** Sold Date **13-Apr-19**

4 2 2

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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