first national REAL ESTATE

Neilson Partners

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	21 Franklin Parade Lynbrook

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$699,000	or range between		&

Median sale price

Median price	$600,000	*House	X	*unit	Suburb or locality	Lynbrook
Period - From	May 2017	to	Apr 2018		Source	CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1) 24 Darcy Niland Crescent, Lynbrook	$715,000	30/11/2017
2) 2 Hasluck Crescent, Lynbrook	$705,000	19/12/2017
3) 3 Baynton Crescent, Lynbrook	$730,500	11/12/2017