

-GR8 **EST8** **A G E N T S**

STATEMENT OF INFORMATION

100 LYNBROOK BOULEVARD, LYNBROOK, VIC 3975

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



100 LYNBROOK BOULEVARD,

3 2 2

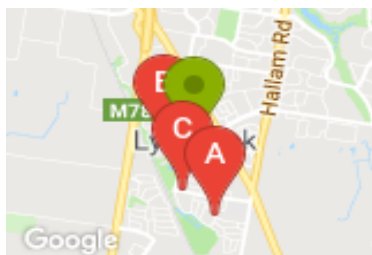
Indicative Selling Price

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

Price Range: \$600,000 to \$660,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



LYNBROOK, VIC, 3975

Suburb Median Sale Price (House)

\$640,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



69 ELLIOTT PDE, LYNBROOK, VIC 3975

3 2 2

Sale Price

\$667,000

Sale Date: 18/12/2017

Distance from Property: 1km



50 HENRY LAWSON DR, LYNBROOK, VIC 3975

3 2 2

Sale Price

\$620,000

Sale Date: 06/12/2017

Distance from Property: 396m



101 AYLMEER RD, LYNBROOK, VIC 3975

3 2 2

Sale Price

\$665,000

Sale Date: 06/12/2017

Distance from Property: 650m



This report has been compiled on 03/07/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

100 LYNBROOK BOULEVARD, LYNBROOK, VIC 3975

Indicative selling price

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

Price Range:

\$600,000 to \$660,000

Median sale price

Median price

\$640,000

House

X

Unit

Suburb

LYNBROOK

Period

01 July 2017 to 30 June 2018

Source



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
69 ELLIOTT PDE, LYNBROOK, VIC 3975	\$667,000	18/12/2017
50 HENRY LAWSON DR, LYNBROOK, VIC 3975	\$620,000	06/12/2017
101 AYLMER RD, LYNBROOK, VIC 3975	\$665,000	06/12/2017