

## 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

17 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

\$880,000

&

\$968,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Lynbrook

Period-from

01 Aug 2023

to

31 Jul 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

3 ELDERSHAW DRIVE LYNBROOK VIC 3975	\$960,500	02-Mar-24
12 RED OAK TERRACE LYNDHURST VIC 3975	\$955,100	21-Feb-24
28 TETRABINE WAY LYNDHURST VIC 3975	\$950,000	20-May-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.~~

This Statement of Information was prepared on: 21 August 2024



**3 ELDERSHAW DRIVE LYNBROOK VIC 3975** Sold Price **\$960,500** Sold Date **02-Mar-24**

 4  2  2

Distance **0.51km**



**12 RED OAK TERRACE LYNDHURST VIC 3975** Sold Price **\$955,100** Sold Date **21-Feb-24**

 3  2  2

Distance **1.29km**



**28 TETRABINE WAY LYNDHURST VIC 3975** Sold Price <sup>RS</sup> **\$950,000** Sold Date **20-May-24**

 4  2  2

Distance **1.35km**

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

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