

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

83 Brookwater Parade Lyndhurst 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Lyndhurst

Period-from

01 Oct 2019

to

30 Sep 2020

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

4 Cottrell Place Lynbrook VIC 3975	\$650,000	17-Jul-20
4 Glenbrook Crescent Lynbrook VIC 3975	\$680,000	13-Jun-20
5 Hasluck Crescent Lynbrook VIC 3975	\$670,000	26-May-20

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: 12 October 2020


















OBrien Real Estate

Keith Sloan

M 0409708706

E keith.sloan@obrienrealestate.com.au

 <p>Private Inspections Only. To ensure the health and well-being of the community, please join us in practicing the following safety measures. Thank you for your co-operation and understanding.</p> <ul style="list-style-type: none">  1 person only per private inspection with agents  No touching. Please avoid handshakes, hugging during the inspection.  Social distancing. Please stay well apart and keep the outside. <p><small>Please do not wear face masks. 1. Only the seller and the buyer are allowed to be in possession of the lot for sale. 2. No other people are allowed.</small></p>	4 Cottrell Place Lynbrook VIC 3975	Sold Price	\$650,000	Sold Date	17-Jul-20
	 4  2  2			Distance	1.59km
	4 Glenbrook Crescent Lynbrook VIC 3975	Sold Price	\$680,000	Sold Date	13-Jun-20
	 4  2  4			Distance	1.77km
	5 Hasluck Crescent Lynbrook VIC 3975	Sold Price	\$670,000	Sold Date	26-May-20
	 4  2  2			Distance	2.35km

RS = Recent sale

UN = Undisclosed Sale

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