

STATEMENT OF INFORMATION

32 OLIVE ROAD, LYNBROOK, VIC 3975

PREPARED BY THOMAS ALOYSIUS, FREEDOM PROPERTY, PHONE: 0433 019 756



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 OLIVE ROAD, LYNBROOK, VIC 3975

4 2 2

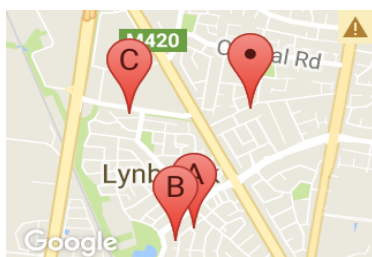
Indicative Selling Price

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

Price Range: \$650,000 to \$710,000

Provided by: Thomas Aloysius, Freedom Property

MEDIAN SALE PRICE



LYNBROOK, VIC, 3975

Suburb Median Sale Price (House)

\$636,000

01 April 2017 to 31 March 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.



2 HASLUCK CRES, LYNBROOK, VIC 3975

4 2 2

Sale Price

\$705,000

Sale Date: 19/12/2017

Distance from Property: 934m



28 ELDERSHAW DR, LYNBROOK, VIC 3975

4 2 2

Sale Price

\$700,000

Sale Date: 01/10/2017

Distance from Property: 1.1km



10 HOPEGOOD PL, LYNBROOK, VIC 3975

5 2 2

Sale Price

\$740,000

Sale Date: 23/01/2018

Distance from Property: 789m



This report has been compiled on 24/04/2018 by Freedom Property. 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

32 OLIVE ROAD, LYNBROOK, VIC 3975

Indicative selling price

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

Price Range:

\$650,000 to \$710,000

Median sale price

Median price

\$636,000

House

X

Unit

Suburb

LYNBROOK

Period

01 April 2017 to 31 March 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
2 HASLUCK CRES, LYNBROOK, VIC 3975	\$705,000	19/12/2017
28 ELDERSHAW DR, LYNBROOK, VIC 3975	\$700,000	01/10/2017
10 HOPEGOOD PL, LYNBROOK, VIC 3975	\$740,000	23/01/2018