

## 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

11 Lynnbrae Avenue, Hurstbridge Vic 3099

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$829,500

**Median sale price**

Median price \$754,950

House

X

Unit

Suburb Hurstbridge

Period - From 01/07/2017

to

30/06/2018

Source REIV

**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 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	20 Steven St HURSTBRIDGE 3099	\$800,000	23/05/2018
2	45 Anzac Av HURSTBRIDGE 3099	\$787,000	26/06/2018
3	28b Daphne Cr HURSTBRIDGE 3099	\$761,000	02/08/2018

**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 six months.