

## 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

12 Tranter Square 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,500

Property type

House

Suburb

Lynbrook

Period-from

01 Nov 2018

to

31 Oct 2019

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 9 Rankin Close Lynbrook VIC 3975  | \$510,000 | 08-Jul-19 |
| 11 Rankin Close Lynbrook VIC 3975 | \$531,000 | 23-Jul-19 |
| 17 Rankin Close Lynbrook VIC 3975 | \$545,000 | 12-Jun-19 |

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.~~

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**9 Rankin Close Lynbrook VIC 3975** Sold Price **\$510,000** Sold Date **08-Jul-19**

 3  2  1

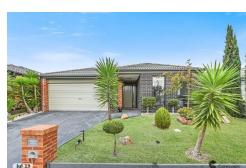
Distance **1.05km**



**11 Rankin Close Lynbrook VIC 3975** Sold Price **\$531,000** Sold Date **23-Jul-19**

 3  2  2

Distance **1.06km**



**17 Rankin Close Lynbrook VIC 3975** Sold Price **\$545,000** Sold Date **12-Jun-19**

 3  2  2

Distance **1.08km**

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

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