

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

32 Carboni Crescent Lynbrook 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Lynbrook

Period-from

01 Feb 2020

to

31 Jan 2021

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

26 Glenshee Drive Lynbrook VIC 3975	\$710,000	04-Jul-20
38-40 Gilmore Crescent Lynbrook VIC 3975	\$700,000	06-Jun-20
7 Odowd Place Lynbrook VIC 3975	\$712,500	30-Jun-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.~~

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OBrien Real Estate

Daniel Gallagher

P 5995 0500

M 0437 744 104

E daniel.gallagher@obrienrealestate.com.au



26 Glenshee Drive Lynbrook VIC 3975

Sold Price

\$710,000

Sold Date

04-Jul-20

4

2

2

Distance

0.94km



38-40 Gilmore Crescent Lynbrook VIC 3975

Sold Price

\$700,000

Sold Date

06-Jun-20

4

2

2

Distance

0.64km



7 Odowd Place Lynbrook VIC 3975

Sold Price

\$712,500

Sold Date

30-Jun-20

5

2

2

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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