

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

56 Gilmore 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

House

Suburb

Lynbrook

Period-from

01 Oct 2020

to

30 Sep 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

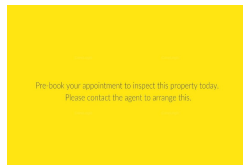
Date of sale

9 Buckley Way Lynbrook VIC 3975	\$645,000	04-Oct-21
1 Gilmore Crescent Lynbrook VIC 3975	\$660,000	21-Dec-20
44 Silver Creek Drive Lynbrook VIC 3975	\$755,000	01-Oct-21

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: 27 October 2021



9 Buckley Way Lynbrook VIC 3975 Sold Price ^{RS} **\$645,000** Sold Date **04-Oct-21**
 Distance **0.12km**
 3 2 2



1 Gilmore Crescent Lynbrook VIC 3975 Sold Price **\$660,000** Sold Date **21-Dec-20**
 Distance **0.39km**
 3 2 2



44 Silver Creek Drive Lynbrook VIC 3975 Sold Price ^{RS} **\$755,000** ^{UN} Sold Date **01-Oct-21**
 Distance **0.41km**
 3 2 2



36 Henry Lawson Drive Lynbrook VIC 3975 Sold Price **\$705,000** Sold Date **15-Apr-21**
 Distance **0.48km**
 3 2 2



33 Paterson Drive Lynbrook VIC 3975 Sold Price ^{RS} **\$720,000** Sold Date **04-Oct-21**
 Distance **0.51km**
 3 2 2



21 Oakland Drive Hampton Park VIC 3976 Sold Price **\$693,000** Sold Date **11-Jan-21**
 Distance **0.56km**
 3 2 2

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

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**36 May Gibbs Crescent Lynbrook
VIC 3975**

 3  2  2

Sold Price

\$697,500

Sold Date **09-Dec-20**

Distance **0.56km**



**50 Henry Lawson Drive Lynbrook
VIC 3975**

 3  2  2

Sold Price

\$735,000

Sold Date **12-Apr-21**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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