

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

5 Hasluck 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

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,000

Property type

House

Suburb

Lynbrook

Period-from

01 Apr 2019

to

31 Mar 2020

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

8 Darcy Niland Crescent Lynbrook VIC 3975	\$675,000	11-Dec-19
43 Rankin Close Lynbrook VIC 3975	\$690,000	08-Jan-20
14 Olive Road Lynbrook VIC 3975	\$715,000	22-Oct-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.~~

This Statement of Information was prepared on: 04 April 2020



8 Darcy Niland Crescent Lynbrook VIC 3975

Sold Price

\$675,000

Sold Date

11-Dec-19

4 2 2

Distance

0.23km



43 Rankin Close Lynbrook VIC 3975

Sold Price

\$690,000

Sold Date

08-Jan-20

4 2 2

Distance

0.7km



14 Olive Road Lynbrook VIC 3975

Sold Price

\$715,000

Sold Date

22-Oct-19

4 2 2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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