

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

46 HUTCHINSON DRIVE 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

\$840,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

House

Suburb

Lynbrook

Period-from

01 Feb 2024

to

31 Jan 2025

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

42 MAY GIBBS CRESCENT LYNBROOK VIC 3975	\$860,000	15-Oct-24
34 HENRY LAWSON DRIVE LYNBROOK VIC 3975	\$861,000	07-Nov-24
28 ELDERSHAW DRIVE LYNBROOK VIC 3975	\$865,000	28-Oct-24

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: 19 February 2025

**42 MAY GIBBS CRESCENT
LYNBROOK VIC 3975**

4 2 2

Sold Price **\$860,000** Sold Date **15-Oct-24**Distance **0.25km****34 HENRY LAWSON DRIVE
LYNBROOK VIC 3975**

4 2 2

Sold Price **\$861,000** Sold Date **07-Nov-24**Distance **0.23km****28 ELDERSHAW DRIVE LYNBROOK
VIC 3975**

4 2 2

Sold Price **\$865,000** Sold Date **28-Oct-24**Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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