

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 4 Dobson Crescent, Lynbrook, VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$720,000

&

\$790,000

Median sale price

Median price

\$797,500

Property Type

House

Suburb

Lynbrook (3975)

Period - From

01/01/2021

to

06/01/2022

Source

Realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
18 HENNING AVENUE, LYNBROOK VIC 3975	\$732,000	25/11/2021
7 CHARLWOOD CLOSE, LYNBROOK VIC 3975	\$750,000	15/10/2021
34 HENRY LAWSON DRIVE, LYNBROOK VIC 3975	\$786,000	17/12/2021

This Statement of Information was prepared on: 17/01/2022