

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

12 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,500

Property type

House

Suburb

Lynbrook

Period-from

01 Apr 2021

to

31 Mar 2022

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

15 THE GLADE HAMPTON PARK VIC 3976	\$810,000	21-Mar-22
4 MAY GIBBS CRESCENT LYNBROOK VIC 3975	\$910,000	28-Feb-22
34 HENRY LAWSON DRIVE LYNBROOK VIC 3975	\$786,000	10-Dec-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.~~

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OBrien Real Estate

Brent Day

P 0421085092

M 0421085092

E Brent.day@obrienrealestate.com.au



15 THE GLADE HAMPTON PARK VIC 3976

5 2 2

Sold Price

^{RS}

\$810,000

Sold Date

21-Mar-22

Distance

0.79km



4 MAY GIBBS CRESCENT LYNBROOK VIC 3975

4 2 2

Sold Price

^{RS}

\$910,000

Sold Date

28-Feb-22

Distance

0.51km



34 HENRY LAWSON DRIVE LYNBROOK VIC 3975

4 2 2

Sold Price

\$786,000

Sold Date

10-Dec-21

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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