

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 Campion Walk, Lynbrook Vic 3975

Indicative selling price

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

Range between \$760,000 & \$810,000

Median sale price

Median price \$860,500 Property Type House Suburb Lynbrook

Period - From 01/10/2024 to 31/12/2024 Source REIV

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 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
1	7 Carboni Cr LYNBROOK 3975	\$770,000	20/11/2024
2	2 Eldershaw Dr LYNBROOK 3975	\$771,000	02/11/2024
3	5 Tilly Pl LYNBROOK 3975	\$760,000	08/10/2024

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 six months.~~

This Statement of Information was prepared on: 20/01/2025 08:36