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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

19 Hanrahan Wynd Lynbrook VIC 3975

 5  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

## Median Sale Price

\$640,000 Houses in Lynbrook between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## Comparable Property Sales

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.



**24 Cato Parkway Lynbrook VIC 3975**

 4  2  2

Sold Price <sup>RS</sup> **\$730,000**

Sold Date **12-May-19**

Distance **0.91km**



**20 Baynton Crescent Lynbrook VIC 3975**

 4  2  2

Sold Price **\$705,000**

Sold Date **13-Feb-19**

Distance **0.82km**



**22 Glenbrook Crescent Lynbrook VIC 3975**

 4  2  2

Sold Price **\$730,000**

Sold Date **12-Jan-19**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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