

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Durack Avenue Lynbrook, 3975
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Indicative selling price

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

Range between	\$640,000 & \$696,000
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Median sale price

Median price	\$695,000	Property Type	HOUSE	Suburb	LYNBROOK
Period - From	27-Apr-2022	to	26-Apr-2023	Source	REA

Comparable property sales

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	21 Tekarra Drive Hampton Park VIC 3976	\$676,000	21-Nov-2022
2	9 Boldrewood Place, Lynbrook, Vic 3975	\$675,000	04-Nov-2022
3	85 Aylmer Rd, Lynbrook, Vic 3975	\$710,000	23-Nov-2022

This statement of information was prepared on 12-May-2023 at 11:55:57 AM EST