

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<br>Including suburb and<br>postcode | 37 Cato Parkway, Lynbrook, VIC 3975 |
|---------------------------------------------|-------------------------------------|

Indicative selling price

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

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$699,900 | & | \$769,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                 |
|---------------|------------|---------------|------------|--------|-----------------|
| Median price  | \$775,000  | Property Type | House      | Suburb | Lynbrook (3975) |
| Period - From | 01/03/2024 | to            | 28/02/2025 | Source | PropTrack       |

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 |
|------------------------------------------|-----------|--------------|
| 17 LIMONIUM CRESCENT, LYNDHURST VIC 3975 | \$745,000 | 01/02/2025   |
| 74 BANJO CIRCUIT, LYNBROOK VIC 3975      | \$700,000 | 28/02/2025   |
| 5 TILLY PLACE, LYNBROOK VIC 3975         | \$760,000 | 20/09/2024   |

This Statement of Information was prepared on: 12/03/2025