

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

11 SPERANZA PLACE 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

\$1,150,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,000

Property type

House

Suburb

Lynbrook

Period-from

01 May 2023

to

30 Apr 2024

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

28 AISBETT CLOSE LYNBROOK VIC 3975	\$965,000	18-Oct-20
44 AYLMER ROAD LYNBROOK VIC 3975	\$1,285,000	29-Feb-24
12 BUSHMAN WAY LYNBROOK VIC 3975	\$1,090,000	27-Jan-24

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.~~

This Statement of Information was prepared on: 28 May 2024



28 AISBETT CLOSE LYNBROOK VIC 3975 Sold Price **\$965,000** Sold Date **18-Oct-20**

4 2 2

Distance **0.1km**



44 AYLMER ROAD LYNBROOK VIC 3975 Sold Price **\$1,285,000** Sold Date **29-Feb-24**

5 4 2

Distance **0.17km**



12 BUSHMAN WAY LYNBROOK VIC 3975 Sold Price **\$1,090,000** Sold Date **27-Jan-24**

4 2 2

Distance **1.12km**



1 CATHEDRAL COURT LYNBROOK VIC 3975 Sold Price **\$1,280,000** Sold Date **11-Feb-23**

4 2 2

Distance **1.01km**



40 CAVERSHAM TERRACE LYNBROOK VIC 3975 Sold Price **\$1,220,000** Sold Date **03-Jul-21**

4 2 2

Distance **0.54km**



8 DAMPER WAY LYNBROOK VIC 3975 Sold Price **\$936,000** Sold Date **24-Mar-24**

4 2 2

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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11 DYSON DRIVE LYNBROOK VIC 3975

6 4 2

Sold Price

\$1,115,000

Sold Date

08-Feb-21

Distance

0.97km



31 ELLIOTT PARADE LYNBROOK VIC 3975

4 2 2

Sold Price

\$1,270,000

Sold Date

18-Apr-23

Distance

0.24km



17 HANRAHAN WYND LYNBROOK VIC 3975

4 2 2

Sold Price

^{RS} **\$1,001,500**

Sold Date

20-May-24

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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