

## 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

14 HINTERLAND CLOSE LYNBROOK VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Lynbrook

Period-from

01 Jun 2023

to

31 May 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

4 GREENWELL CLOSE HAMPTON PARK VIC 3976	\$560,000	17-Jun-23
34 DEMMIE MEWS LYNDHURST VIC 3975	\$530,000	03-Nov-23
10 DEMMIE MEWS LYNDHURST VIC 3975	\$538,500	26-Mar-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: 18 June 2024



## 4 GREENWELL CLOSE HAMPTON PARK VIC 3976

Sold Price **\$560,000** Sold Date **17-Jun-23**

2 1 1

Distance **1.14km**



## 34 DEMMIE MEWS LYNDHURST VIC 3975

Sold Price **\$530,000** Sold Date **03-Nov-23**

2 1 1

Distance **1.19km**



## 10 DEMMIE MEWS LYNDHURST VIC 3975

Sold Price **\$538,500** Sold Date **26-Mar-24**

2 1 1

Distance **1.25km**



## 6A LUKE COURT HAMPTON PARK VIC 3976

Sold Price **\$544,000** Sold Date **09-Sep-23**

2 1 1

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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