

## 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

17 RANKIN 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

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$816,000

Property type

House

Suburb

Lynbrook

Period-from

01 Apr 2023

to

31 Mar 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

6 MANTELLO STREET LYNDHURST VIC 3975	\$700,000	23-Jan-24
58 GREGSON GROVE LYNDHURST VIC 3975	\$670,000	29-Nov-23

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: 09 April 2024



**6 MANTELLO STREET LYNDHURST  
VIC 3975**

 3  2  2

Sold Price

**\$700,000**

Sold Date

**23-Jan-24**

Distance

**1.12km**



**58 GREGSON GROVE LYNDHURST  
VIC 3975**

 3  2  2

Sold Price

**\$670,000**

Sold Date

**29-Nov-23**

Distance

**1.85km**

RS = Recent sale

UN = Undisclosed Sale

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