

## 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

28 RATCLIFFE WAY 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

\$890,000

&

\$950,000

### 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

3 ELDERSHAW DRIVE LYNBROOK VIC 3975	\$960,500	02-Mar-24
17 CARABEEN WAY LYNDHURST VIC 3975	\$900,000	16-Dec-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: 01 May 2024



**3 ELDERSHAW DRIVE LYNBROOK  
VIC 3975**

 4  2  2

Sold Price

**\$960,500**

Sold Date

**02-Mar-24**

Distance

**0.99km**



**17 CARABEEN WAY LYNDHURST  
VIC 3975**

 4  2  2

Sold Price

**\$900,000**

Sold Date

**16-Dec-23**

Distance

**1.06km**

RS = Recent sale

UN = Undisclosed Sale

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