

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 30 Glenbrook Crescent, Lynbrook, VIC 3975

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$595,000

&

\$654,000

Median sale price

Median price

\$820,000

Property Type

House

Suburb

Lynbrook (3975)

Period - From

01/04/2023

to

30/09/2023

Source

pricefinder.com

Comparable property sales

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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
13 LACHLAN CLOSE, CRANBOURNE NORTH VIC 3977	\$627,000	09/06/2023
12 MACQUARIE COURT, CRANBOURNE NORTH VIC 3977	\$595,000	14/06/2023
16 FLINDERS COURT, CRANBOURNE NORTH VIC 3977	\$650,000	03/07/2023

This Statement of Information was prepared on: 07/12/2023