

# 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 31 Penton 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)

Price Range

\$869,000

&

\$949,000

### Median sale price

Median price

\$825,000

Property Type

House

Suburb

Lynbrook (3975)

Period - From

01/12/2022

to

30/11/2023

Source

realestate.com.au

### 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
57 ELLIOTT PARADE, LYNBROOK VIC 3975	\$890,000	27/11/2023
10 BAYNTON CRESCENT, LYNBROOK VIC 3975	\$890,000	21/11/2023
8 GLENBROOK CRESCENT, LYNBROOK VIC 3975	\$920,000	14/09/2023

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