

# Statement of Information



Single residential property located in the Melbourne metropolitan area  
Section 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Street: 44 Banjo Circuit

Suburb: Lynbrook

State: VIC

Postcode: 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: \$ 880,000 and \$ 940,000

## Median sale price

Median price: \$ 804,000

Property type: House

Suburb: Lynbrook

Period - From: 01 / 03 / 2023 to: 29 / 02 / 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 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
1	<u>8 Damper Way, Lynbrook VIC 3975</u>	<u>\$ 936,000</u>	<u>24 / 03 / 2024</u>
2	<u>4 Damper Way, Lynbrook VIC 3975</u>	<u>\$ 870,000</u>	<u>31 / 01 / 2024</u>
3	<u>1 Arch Place, Lydhurst VIC 3975</u>	<u>\$ 910,000</u>	<u>01 / 02 / 2024</u>

**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 six months~~

This Statement of Information was prepared on: 13 May 2024