

# 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 51 Lynnbrae Avenue, Hurstbridge Vic 3099

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$940,000

### Median sale price

Median price \$950,000 Property Type House Suburb Hurstbridge

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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	8 Anzac Av HURSTBRIDGE 3099	\$950,000	14/10/2023
2	11 Hurst Rd HURSTBRIDGE 3099	\$935,000	06/10/2023
3	14 Stewart Rd HURSTBRIDGE 3099	\$912,000	17/02/2024

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: 25/03/2024 09:44



**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 1430 sqm approx

Agent Comments

## Comparable Properties



**8 Anzac Av HURSTBRIDGE 3099 (REI/VG)**

Agent Comments



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 750 sqm approx



**11 Hurst Rd HURSTBRIDGE 3099 (REI/VG)**

Agent Comments



**Price:** \$935,000

**Method:** Private Sale

**Date:** 06/10/2023

**Property Type:** House

**Land Size:** 953 sqm approx



**14 Stewart Rd HURSTBRIDGE 3099 (REI)**

Agent Comments



**Price:** \$912,000

**Method:** Private Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 836 sqm approx