

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 57 Elliott Parade, Lynbrook, VIC 3975

Indicative selling price

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

Price Range

\$770,000

&

\$840,000

Median sale price

Median price

\$820,000

Property Type

House

Suburb

Lynbrook (3975)

Period - From

01/10/2022

to

30/09/2023

Source

Pricefinder

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
11 CILENTO CRESCENT, LYNBROOK VIC 3975	\$830,000	11/09/2023
25 HUTCHINSON DRIVE, LYNBROOK VIC 3975	\$820,000	26/07/2023
43 HUTCHINSON DRIVE, LYNBROOK VIC 3975	\$820,000	18/07/2023

This Statement of Information was prepared on: 10/10/2023