

# STATEMENT OF INFORMATION

6 MAY GIBBS CRESCENT, LYNBROOK, VIC 3975
PREPARED BY JUST REALTY INTERNATIONAL



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 6 MAY GIBBS CRESCENT, LYNBROOK,







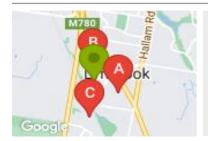
**Indicative Selling Price** 

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

Price Range:

\$730,000 to \$800,000

# **MEDIAN SALE PRICE**



# LYNBROOK, VIC, 3975

**Suburb Median Sale Price (House)** 

\$814,250

01 July 2022 to 30 June 2023

Provided by: **pricefinder** 

# **COMPARABLE PROPERTIES**

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.



# 115 HUTCHINSON DR, LYNBROOK, VIC 3975







Sale Price

\*\$780,000

Sale Date: 10/08/2023

Distance from Property: 711m





# 25 HUTCHINSON DR, LYNBROOK, VIC 3975







Sale Price

\*\$820,000

Sale Date: 08/08/2023

Distance from Property: 459m





13 ASPENDALE PL, LYNDHURST, VIC 3975







Sale Price

\*\$750,000

Sale Date: 17/07/2023

Distance from Property: 1km



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address Including suburb and

6 MAY GIBBS CRESCENT, LYNBROOK, VIC 3975

#### Indicative selling price

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

Price Range: \$730,000 to \$800,000

#### Median sale price

Median price	\$814,250	Property type	House		Suburb	LYNBROOK
Period	01 July 2022 to 30 June 2023		Source	pricefinder		

#### Comparable property sales

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
115 HUTCHINSON DR, LYNBROOK, VIC 3975	*\$780,000	10/08/2023
25 HUTCHINSON DR, LYNBROOK, VIC 3975	*\$820,000	08/08/2023
13 ASPENDALE PL, LYNDHURST, VIC 3975	*\$750,000	17/07/2023

This Statement of Information was prepared

14/08/2023

