



Real Estate

STATEMENT OF INFORMATION

8 MATILDA COURT, LYNBROOK, VIC 3975

PREPARED BY QAISS NASHEET, ZED REAL ESTATE, PHONE: 0422 652 139



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 MATILDA COURT, LYNBROOK, VIC 3975 4 2 2

Indicative Selling Price

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

Price Range: **\$990,000 to \$1,089,000**

Provided by: Qaiss Nasheet, Zed Real Estate

MEDIAN SALE PRICE



LYNBROOK, VIC, 3975

Suburb Median Sale Price (House)

\$820,500

01 October 2023 to 31 March 2024

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.



3 ELDERSHAW DR, LYNBROOK, VIC 3975 4 2 2

Sale Price

***\$960,500**

Sale Date: 02/03/2024

Distance from Property: 805m



12 BUSHMAN WAY, LYNBROOK, VIC 3975 4 2 2

Sale Price

***\$1,090,000**

Sale Date: 27/01/2024

Distance from Property: 1km



31 PENTON WAY, LYNBROOK, VIC 3975 4 2 2

Sale Price

\$1,016,000

Sale Date: 21/12/2023

Distance from Property: 190m



This report has been compiled on 05/04/2024 by Zed Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8 MATILDA COURT, LYNBROOK, VIC 3975

Indicative selling price

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

Price Range:

\$990,000 to \$1,089,000

Median sale price

Median price

\$820,500

Property type

House

Suburb

LYNBROOK

Period

01 October 2023 to 31 March 2024

Source

 pricfinder

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

3 ELDERSHAW DR, LYNBROOK, VIC 3975	*\$960,500	02/03/2024
12 BUSHMAN WAY, LYNBROOK, VIC 3975	*\$1,090,000	27/01/2024
31 PENTON WAY, LYNBROOK, VIC 3975	\$1,016,000	21/12/2023

This Statement of Information was prepared on:

05/04/2024