

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 41 Hal Porter Terrace, Lynbrook, VIC 3975

Indicative selling price

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

Price Range

\$670,000

&

\$730,000

Median sale price

Median price

\$632,500

Property Type

House

Suburb

Lynbrook (3975)

Period - From

01/11/2018

to

31/10/2019

Source

Core Logic

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
3 GOLDEN ELM WAY, LYNDHURST VIC 3975	\$750,000	05/10/2019
11 BALLADONIA GUM CIRCUIT, LYNDHURST VIC 3975	\$750,000	19/08/2019
6 DARCY NILAND CRESCENT, LYNBROOK VIC 3975	\$730,000	30/09/2019

This Statement of Information was prepared on: 26/11/2019