

# 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 2 Snowy Drive, Lynbrook, VIC 3975

### Indicative selling price

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

Price Range

\$650,000

&

\$700,000

### Median sale price

Median price

\$632,500

Property Type

House

Suburb

Lynbrook (3975)

Period - From

01/11/2018

to

31/10/2019

Source

CORELOGIC

### 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
12 SNOWY DRIVE, LYNBROOK VIC 3975	\$700,000	09/09/2019
19 HANRAHAN WYND, LYNBROOK VIC 3975	\$665,000	14/07/2019
22 AYLMER ROAD, LYNBROOK VIC 3975	\$651,000	18/07/2019

This Statement of Information was prepared on: 04/11/2019