
STATEMENT OF INFORMATIONFOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

40 May Gibbs Crescent, Lynbrook, VIC 3975

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting**Range Between \$580,000 & \$630,000**

MEDIAN SALE PRICE

Median price \$597,500 | House | Lynbrook (3975)**Period - From 1 July 2016 to 31 July 2017 | Source - www.realestate.com**

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
9 CATO PKWY, LYNBROOK VIC 3975	\$600,000	10/05/2017
3 KEYSTONE CT, LYNBROOK VIC 3975	\$590,000	15/06/2017
9 MACLEOD WAY, LYNBROOK VIC 3975	\$597,500	01/07/2017

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

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