

## 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

20 Caversham Terrace Lynbrook VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Lynbrook

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

2 Livingstone Rise Lynbrook VIC 3975	\$780,000	04-Aug-20
28 Baynton Crescent Lynbrook VIC 3975	\$781,000	16-Sep-20
3 Astley Wynd Lynbrook VIC 3975	\$790,000	04-Dec-20

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 January 2021



**2 Livingstone Rise Lynbrook VIC 3975**

Sold Price **\$780,000** Sold Date **04-Aug-20**

 4  2  2

Distance **0.21km**



**28 Baynton Crescent Lynbrook VIC 3975**

Sold Price **\$781,000** Sold Date **16-Sep-20**

 4  2  2

Distance **0.96km**



**3 Astley Wynd Lynbrook VIC 3975**

Sold Price <sup>RS</sup> **\$790,000** Sold Date **04-Dec-20**

 4  2  2

Distance **1.09km**

RS = Recent sale      UN = Undisclosed Sale

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