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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

11 Cilento Crescent Lynbrook VIC 3975

 3  2  2

## Indicative Selling Price

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

Single Price \$639,950













## Median Sale Price

\$647,000 Houses in Lynbrook between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.

	<b>8 Odowd Place Lynbrook VIC 3975</b>	Sold Price	<b>\$638,000</b>	Sold Date	<b>24-Sep-18</b>
	 3  2  2			Distance	<b>0.12km</b>
	<b>7 Sugar Bush Drive Lynbrook VIC 3975</b>	Sold Price	<b>\$610,000</b>	Sold Date	<b>09-Mar-19</b>
	 3  2  2			Distance	<b>0.61km</b>
	<b>59 Henry Lawson Drive Lynbrook VIC 3975</b>	Sold Price	<b>\$622,500</b>	Sold Date	<b>04-Apr-19</b>
	 3  2  2			Distance	<b>0.74km</b>

RS = Recent sale

UN = Undisclosed Sale

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