

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	13 Elliott Parade, Lynbrook, VIC 3975
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Indicative selling price

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

Price Range	\$945,000	&	\$989,000
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Median sale price

Median price	\$767,500	Property Type	House	Suburb	Lynbrook (3975)
Period - From	01/10/2023	to	31/03/2024	Source	Pricefinder.com.au

Comparable property sales

A 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
31 ELDERSHAW DRIVE, LYNBROOK VIC 3975	\$960,500	02/03/2024
28 tetrabine way lyndhurst	\$950,000	20/05/2024
1 towerhill boulevard lynbrook	\$960,000	25/01/2024

This Statement of Information was prepared on: 26/05/2024