

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

176 PATERSON DRIVE LYNBROOK VIC 3975

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Lynbrook

Period-from

01 Apr 2024

to

31 Mar 2025

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

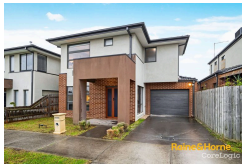
1 LEMON THYME WAY LYNBROOK VIC 3975	\$648,000	04-Nov-24
10 PARKDALE DRIVE LYNDHURST VIC 3975	\$680,000	15-Mar-25
37 RANKIN CLOSE LYNBROOK VIC 3975	\$681,000	28-Oct-24

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.~~

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1 LEMON THYME WAY LYNBROOK VIC 3975 Sold Price **\$648,000** Sold Date **04-Nov-24**

 3  2  1

Distance **1.91km**



10 PARKDALE DRIVE LYNDHURST VIC 3975 Sold Price ^{RS} **\$680,000** Sold Date **15-Mar-25**

 3  2  2

Distance **1.87km**



37 RANKIN CLOSE LYNBROOK VIC 3975 Sold Price **\$681,000** Sold Date **28-Oct-24**

 3  2  1

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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