

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

42 MAY GIBBS CRESCENT 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

\$828,000

&

\$888,888

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Lynbrook

Period-from

01 Oct 2023

to

30 Sep 2024

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

39 MAY GIBBS CRESCENT LYNBROOK VIC 3975	\$910,000	05-Apr-24
51 ASTLEY WYND LYNBROOK VIC 3975	\$860,000	20-Jul-24
28 RATCLIFFE WAY LYNBROOK VIC 3975	\$890,000	09-May-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.~~

This Statement of Information was prepared on: 01 October 2024



**39 MAY GIBBS CRESCENT
LYNBROOK VIC 3975**

 4  2  2

Sold Price

\$910,000

Sold Date

05-Apr-24

Distance

0.15km



**51 ASTLEY WYND LYNBROOK VIC
3975**

 4  2  2

Sold Price

\$860,000

Sold Date

20-Jul-24

Distance

0.61km



**28 RATCLIFFE WAY LYNBROOK
VIC 3975**

 4  2  2

Sold Price

\$890,000

Sold Date

09-May-24

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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