



STATEMENT OF INFORMATION

3/13 SPERANZA PLACE, LYNBROOK, VIC 3975

PREPARED BY SHAN DIAS, WISE GROUP, PHONE: 0416 891 662

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/13 SPERANZA PLACE, LYNBROOK, VIC

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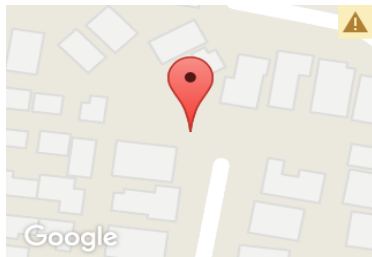
Indicative Selling Price

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

Price Range: **\$580,000 to \$630,000**

Provided by: Shan Dias, Wise Group

MEDIAN SALE PRICE



LYNBROOK, VIC, 3975

Suburb Median Sale Price (Unit)

\$480,000

01 January 2017 to 31 December 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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 six months.



1 HINTERLAND CL, LYNBROOK, VIC 3975

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Sale Price

Price Withheld

Sale Date: 20/11/2017

Distance from Property: 607m

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/13 SPERANZA PLACE, LYNBROOK, VIC 3975

Indicative selling price

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Price Range: \$580,000 to \$630,000

Median sale price

Median price

\$480,000

House

Unit

X

Suburb

LYNBROOK

Period

01 January 2017 to 31 December 2017

Source

pricfinder

Comparable property sales

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 six months.

Address of comparable property

Price

Date of sale

1 HINTERLAND CL, LYNBROOK, VIC 3975

Price Withheld

20/11/2017