

STATEMENT OF INFORMATION

166A PATERSON DRIVE, LYNBROOK, VIC 3975

PREPARED BY ERRIN MEATES, KEEN REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



166A PATERSON DRIVE, LYNBROOK, VIC  3  2  2

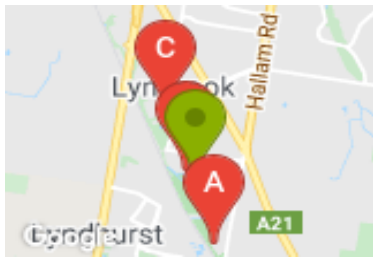
Indicative Selling Price

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

Price Range: **\$620,00 to \$680,000**

Provided by: Errin Meates, Keen Real Estate

MEDIAN SALE PRICE



LYNBROOK, VIC, 3975

Suburb Median Sale Price (House)

\$737,786

01 January 2021 to 31 December 2021

Provided by: 

COMPARABLE PROPERTIES

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.



15 DAMPER WAY, LYNBROOK, VIC 3975  3  2  2

Sale Price

\$690,000

Sale Date: 12/11/2021

Distance from Property: 961m



150 PATERSON DR, LYNBROOK, VIC 3975  3  2  2

Sale Price

\$630,000

Sale Date: 04/11/2021

Distance from Property: 156m



48 PATERSON DR, LYNBROOK, VIC 3975  3  2  2

Sale Price

\$639,000

Sale Date: 30/08/2021

Distance from Property: 1.1km



This report has been compiled on 04/02/2022 by Keen Real Estate. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

166A PATERSON DRIVE, LYNBROOK, VIC 3975

Indicative selling price

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

Price Range: \$620,00 to \$680,000


Median sale price

Median price: \$737,786

Property type: House

Suburb: LYNBROOK

Period: 01 January 2021 to 31 December 2021

Source: 

Comparable property sales

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
15 DAMPER WAY, LYNBROOK, VIC 3975	\$690,000	12/11/2021
150 PATERSON DR, LYNBROOK, VIC 3975	\$630,000	04/11/2021
48 PATERSON DR, LYNBROOK, VIC 3975	\$639,000	30/08/2021

This Statement of Information was prepared on: 04/02/2022