

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

2/22 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Lynbrook

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/37 Somerville Road Hampton Park VIC 3976	\$630,000	08-Oct-21
57 Olive Road Hampton Park VIC 3976	\$640,000	26-Jun-21
3/72 Lynbrook Boulevard Lynbrook VIC 3975	\$570,000	15-Jul-21

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: 18 February 2022



1/37 Somerville Road Hampton Park VIC 3976 Sold Price

^{RS} **\$630,000**

Sold Date **08-Oct-21**

 3  2  1

Distance **2.43km**



57 Olive Road Hampton Park VIC 3976 Sold Price

\$640,000

Sold Date **26-Jun-21**

 3  2  1

Distance **1.35km**



3/72 Lynbrook Boulevard Lynbrook VIC 3975 Sold Price

\$570,000

Sold Date **15-Jul-21**

 3  2  1

Distance **0.8km**

3/72 Lynbrook Boulevard, Lynbrook

RS = Recent sale

UN = Undisclosed Sale

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