

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

4 MANZANILLA WAY 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,750

Property type

House

Suburb

Lynbrook

Period-from

01 Jan 2023

to

31 Dec 2023

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

| | | |
|--|-----------|-----------|
| 2 ALFONSO COURT LYNBROOK VIC 3975 | \$650,000 | 23-Nov-23 |
| 6 MANZANILLA WAY LYNBROOK VIC 3975 | \$635,000 | 12-Oct-23 |
| 21A SUGAR BUSH DRIVE LYNBROOK VIC 3975 | \$606,000 | 21-Aug-23 |

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: 22 January 2024

**2 ALFONSO COURT LYNBROOK
VIC 3975**3  2  2 

Sold Price

RS

\$650,000

Sold Date

23-Nov-23

Distance

0.08km**6 MANZANILLA WAY LYNBROOK
VIC 3975**3  2  1 

Sold Price

\$635,000

Sold Date

12-Oct-23

Distance

0.01km**21A SUGAR BUSH DRIVE
LYNBROOK VIC 3975**3  2  2 

Sold Price

\$606,000

Sold Date

21-Aug-23

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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