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: 58 Elliott Parade, Lynbrook 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 | &: $680,000

Median sale price

(*Delete house or unit as applicable)

Median price: $700,000 | *House: X | *Unit: | Suburb: Lynbrook

Period - From: 01/06/2017 | to: 04/06/2018 | Source: Realestate.com.au

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 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
1. 14 Baynton Crescent, Lynbrook 3975	$671,000	13/05/2018
2. 38 Hal Porter Terrace, Lynbrook 3975	$630,000	14/03/2018
3. 4 Park City Drive, Lynbrook 3975	$660,000	16/05/2018

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 six months.