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	10 DARCY NILAND CRESCENT 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	$635,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median price	$600000	*House	x	*Unit		Suburb	LYNBROOK

Period - From	APR 2017	to	MAR 2018	Source	RP DATA

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
101 AYLMER ROAD LYNBROOK VIC 3975	$665,000	06-DEC-17
50 HENRY LAWSON DRIVE LYNBROOK VIC 3975	$620,000	06-DEC-17
25 LINDSAY CRESCENT LYNBROOK VIC 3975	$693,000	24-MAR-18

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.