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	22 Oreilly Court Lynbrook

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	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median price	$630,002	*House	*	*Unit		Suburb	Lynbrook
Period - From	June 2017	to	May 2018			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 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 46 Paterson Drive Lynbrook	$630,000	7th April 2018
2 9 Macleod Way Lynbrook	$597,500	1st July 2017
3 106 Lynbrook Boulevard Lynbrook	$630,000	24th July 2017

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.