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	16 Damper 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median price	$640,000	*House	X	*Unit		Suburb	Lynbrook
Period - From	Apr 2018	to	Apr 2018			Source	RP Data – Core Logic

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. 66 Elliott Parade Lynbrook	$660,000	22/4/2018
2. 38 Hal Porter Terrace Lynbrook	$630,000	14/4/2018
3. 32 Banjo Circuit Lynbrook	$612,000	2/8/2018

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.