



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**23 Paterson Drive,
LYNBROOK 3975**

House



5 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

**Range from \$680,000 -
\$720,000**

Median sale price

Median **House** for **LYNBROOK** for period **Jul 2017 - Aug 2017**

Sourced from www.yourinvestmentpropertymag.com.au/top.

\$545,000

Comparable property sales

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 the most comparable to the property for sale.

5 Harford Close,
Lynbrook 3975 Price **\$810,000** Sold 02 June 2017

2 Nugong Place,
Lynbrook 3975 Price **\$735,000** Sold 16 May 2017

7 Hanrahan Wynd,
Lynbrook 3975 Price **\$700,000** Sold 05 June 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from www.yourinvestmentpropertymag.com.au/top.

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