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**STATEMENT OF INFORMATION**FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA**Sections 47AF of the Estate Agents Act 1980**

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## PROPERTY OFFERED FOR SALE

**6 Caversham Terrace, Lynbrook, VIC 3975**

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## INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)**Range Between \$780,000 & \$858,000**

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## MEDIAN SALE PRICE

**Median price \$558,000 | House | Lynbrook (3975)****Period - From 1 June 2016 to 19 June 2017 | Source - [www.realestate.com](http://www.realestate.com)**

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## 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 most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
<b>5 HARFORD CL, LYNBROOK VIC 3975</b>	<b>\$810,000</b>	<b>02/06/2017</b>
<b>3 SUGARLOAF AVE, LYNBROOK VIC 3975</b>	<b>\$772,000</b>	<b>29/06/2017</b>
<b>4 AZURE PL, NARRE WARREN SOUTH VIC 3805</b>	<b>\$801,000</b>	<b>27/05/2017</b>

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Please contact us for further information regarding this document or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Area Specialist Pty Ltd - 03 8586 6411**  
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**3195**