Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 BRADDON 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	$487,000	&	$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$602,500	Property type	Unit	Suburb	Lynbrook
Period-from	01 Aug 2023	to	31 Jul 2024	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 6 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
31 DEMMIE MEWS LYNDHURST VIC 3975	$535,000	15-Apr-24
12 SUNNYOAKS LANE HAMPTON PARK VIC 3976	$535,000	08-Aug-24
1/6-8 STRABANE WAY HAMPTON PARK VIC 3976	$495,000	26-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 21 August 2024

OBrien Real Estate

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31 DEMMIE MEWS LYNDHURST VIC 3975

2 1 1

Sold Price **$535,000** Sold Date **15-Apr-24**

Distance **1.17km**



12 SUNNYOAKS LANE HAMPTON PARK VIC 3976

2 2 1

Sold Price RS **$535,000** Sold Date **08-Aug-24**

Distance **1.32km**



1/6-8 STRABANE WAY HAMPTON PARK VIC 3976

2 1 1

Sold Price **$495,000** Sold Date **26-Mar-24**

Distance **1.44km**

RS = Recent sale **UN** = Undisclosed Sale

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