

## 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

30 ELDERSHAW DRIVE LYNBROOK VIC 3975

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$875,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Lynbrook

Period-from

01 Oct 2023

to

31 May 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

28 RATCLIFFE WAY LYNBROOK VIC 3975	\$890,000	09-May-24
39 MAY GIBBS CRESCENT LYNBROOK VIC 3975	\$910,000	05-Apr-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: 25 June 2024

**28 RATCLIFFE WAY LYNBROOK  
VIC 3975**

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Sold Price **\$890,000** Sold Date **09-May-24**Distance **1km****39 MAY GIBBS CRESCENT  
LYNBROOK VIC 3975**

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Sold Price **\$910,000** Sold Date **05-Apr-24**Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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