

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

---

PROPERTY OFFERED FOR SALE

**3 Selma Close, Lynbrook, VIC 3975**

---

INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$680,000 & \$745,000**

---

MEDIAN SALE PRICE

**Median price \$650,000 | House | Lynbrook (3975)**

**Period - From 1 January 2018 to 31 December 2018 | Source - CORELOGIC**

---

COMPARABLE PROPERTY SALES

**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.**