### 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

42 Lynnebrae Av, Hurstbridge Vic 3099

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	\$940,000		&		\$990,000			
Median sale price								
Median price	\$1,011,000	Pro	operty Type	Hou	se		Suburb	Hurstbridge
Period - From	23/07/2024	to	22/07/2025		So	urce	Property	/ Data

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	23-25 Meander Rd HURSTBRIDGE 3099	\$980,000	07/07/2025
2	56 Rose Av HURSTBRIDGE 3099	\$990,000	07/07/2025
3	4 Steven St HURSTBRIDGE 3099	\$930,000	12/06/2025

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 six months.

This Statement of Information was prepared on:

23/07/2025 14:06



42 Lynnebrae Av, Hurstbridge Vic 3099

# **JellisCraig**





Rooms: 6 Property Type: House Land Size: 920 sqm approx Agent Comments Aaron Yeats 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$940,000 - \$990,000 Median House Price 23/07/2024 - 22/07/2025: \$1,011,000

## **Comparable Properties**

23-25 Meander Rd HURSTBRIDGE 3099 (REI) 4 2 3 Price: \$980,000 Method: Private Sale Date: 07/07/2025 Property Type: House (Res) Land Size: 1057 sqm approx	Agent Comments
56 Rose Av HURSTBRIDGE 3099 (REI) 4 2 Price: \$990,000 Method: Private Sale Date: 07/07/2025 Property Type: House Land Size: 3566 sqm approx	Agent Comments
4 Steven St HURSTBRIDGE 3099 (REI) 4 2 2 1 Price: \$930,000 Method: Private Sale Date: 12/06/2025 Property Type: House Land Size: 801 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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