

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 36 Lynette Avenue, Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,520,000 Property Type House Suburb Warrandyte

Period - From 01/07/2022 to 30/06/2023 Source REIV

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.

	Address of comparable property	Price	Date of sale
1	10 Alan PI WARRANDYTE 3113	\$1,235,000	24/08/2023
2	26 Lynette Av WARRANDYTE 3113	\$1,365,000	03/08/2023
3	6 Betton Cr WARRANDYTE 3113	\$1,200,000	11/06/2023

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: 14/09/2023 15:23



 4  2  2

Property Type: House Land

Size: 1094 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending June 2023: \$1,520,000

Comparable Properties



10 Alan PI WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,235,000

Method: Private Sale

Date: 24/08/2023

Property Type: House (Res)

Land Size: 929 sqm approx



26 Lynette Av WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

Price: \$1,365,000

Method: Private Sale

Date: 03/08/2023

Property Type: House (Res)



6 Betton Cr WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 11/06/2023

Property Type: House

Land Size: 1569 sqm approx

Account - Barry Plant | P: 03 9842 8888