Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 53 Lynette Avenue, Warrandyte Vic 3113

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,180,000	Pro	operty Type	Hou	se		Suburb	Warrandyte
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	7 Brett St WARRANDYTE 3113	\$1,535,000	15/11/2023
2	12 Alan PI WARRANDYTE 3113	\$1,480,000	19/06/2023
3	46 Pound Rd WARRANDYTE 3113	\$1,450,000	10/01/2024

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:

07/02/2024 14:34









Rooms: 9 Property Type: House Land Size: 1019 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price December quarter 2023: \$1,180,000

Comparable Properties



7 Brett St WARRANDYTE 3113 (REI)



Price: \$1,535,000 Method: Private Sale Date: 15/11/2023 Property Type: House (Res) Land Size: 1551 sqm approx Agent Comments

Agent Comments



Price: \$1,480,000 Method: Private Sale Date: 19/06/2023 Property Type: House Land Size: 936 sqm approx

4



46 Pound Rd WARRANDYTE 3113 (REI)

12 Alan PI WARRANDYTE 3113 (REI/VG)

2

2



Agent Comments

Price: \$1,450,000 Method: Private Sale Date: 10/01/2024 Property Type: House (Res) Land Size: 811 sqm approx

Account - Barry Plant | P: 03 9842 8888



property data

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