

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 53 Lynette Avenue, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Warrandyte

Period - From 01/10/2023 to 31/12/2023 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 | 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



 4  2  2

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)

Agent Comments

 4  2  2

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



12 Alan PI WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  2  2

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



46 Pound Rd WARRANDYTE 3113 (REI)

Agent Comments

 4  2  2

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