## 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

9 Lynette Avenue, Warrandyte Vic 3113

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,370,000		&		\$1,470,000				
Median sale p	rice								
Median price	\$1,450,000	Pro	operty Type	Hou	ise		Suburb	Warrandyte	
Period - From	01/04/2023	to	31/03/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	46 Pound Rd WARRANDYTE 3113	\$1,450,000	10/01/2024
2	7 Mopoke Hill Rd WARRANDYTE 3113	\$1,400,000	13/12/2023
3			

OR

**B**<sup>\*</sup> 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:

16/04/2024 16:09





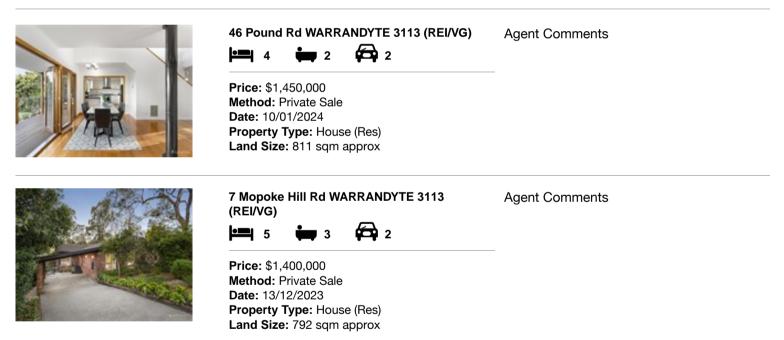
Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





**Property Type:** House (Res) **Land Size:** 1565 sqm approx Agent Comments Indicative Selling Price \$1,370,000 - \$1,470,000 Median House Price Year ending March 2024: \$1,450,000

# **Comparable Properties**



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.

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

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