

## 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

G01/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$475,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$679,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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 6 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

112/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$515,000	20-Sep-24
508/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$513,000	24-Jul-24
601/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$540,000	21-May-24

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 6 months.~~

This Statement of Information was prepared on: 25 November 2024



**112/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152**

Sold Price

<sup>RS</sup>

**\$515,000**

Sold Date

**20-Sep-24**

 2  2  1

Distance

**0.03km**



**508/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152**

Sold Price

**\$513,000**

Sold Date

**24-Jul-24**

 2  2  1

Distance

**0.03km**



**601/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152**

Sold Price

**\$540,000**

Sold Date

**21-May-24**

 2  2  -

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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