

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 29 Lynette Avenue, Warrandyte, VIC 3113

Indicative selling price

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

Price Range \$1,070,000 & \$1,150,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Warrandyte (3113)

Period - From 28/05/2020 to 28/06/2021 Source Realestate

Comparable property sales

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
4 BEVERIDGE STREET, WARRANDYTE VIC 3113	\$1,055,000	21/04/2021
17 MOPOKE HILL ROAD, WARRANDYTE VIC 3113	\$1,185,000	07/04/2021
21 LYNETTE AVENUE, WARRANDYTE VIC 3113	\$1,320,000	20/03/2021

This Statement of Information was prepared on: 17/06/2021