

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

54 Lynette Avenue, Warrandyte Vic 3113

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Warrandyte

Period - From

01/01/2019

to

31/12/2019

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	27 Lynette Av WARRANDYTE 3113	\$975,000	16/03/2020
2	14 Third St WARRANDYTE 3113	\$890,000	12/03/2020
3	25 Harris Gully Rd WARRANDYTE 3113	\$795,000	22/02/2020

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:

25/03/2020 20:08

54 Lynette Avenue, Warrandyte Vic 3113

**Jellis
Craig**

TEAM CHAPMAN

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Indicative Selling Price

\$790,000 - \$840,000

Median House Price

Year ending December 2019: \$1,190,000



Property Type: House (Res)

Land Size: 995 sqm approx

Agent Comments

Comparable Properties



27 Lynette Av WARRANDYTE 3113 (REI)

Agent Comments



Larger home with double lock up garage

Price: \$975,000

Method: Private Sale

Date: 16/03/2020

Property Type: House

Land Size: 884 sqm approx



14 Third St WARRANDYTE 3113 (REI)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 12/03/2020

Rooms: 4

Property Type: House (Res)

Land Size: 1137 sqm approx



25 Harris Gully Rd WARRANDYTE 3113 (REI)

Agent Comments



Price: \$795,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 975 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.