

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 Feb 2023

to

31 Jan 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

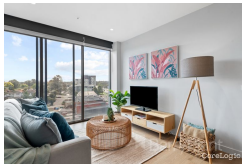
Date of sale

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 504/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152      | \$525,000 | 22-Nov-23 |
| 207/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152 | \$520,000 | 18-Oct-23 |
| 101/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152 | \$466,000 | 15-Nov-23 |

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: 01 February 2024



**504/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152** Sold Price **\$525,000** Sold Date **22-Nov-23**

2 2 1

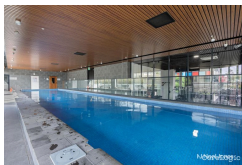
Distance **0.03km**



**207/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152** Sold Price **\$520,000** Sold Date **18-Oct-23**

2 2 -

Distance **0.36km**



**101/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152** Sold Price <sup>RS</sup> **\$466,000** Sold Date **15-Nov-23**

2 2 1

Distance **0.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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