

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

23 Lynette Avenue, Warrandyte Vic 3113

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,243,000

House

X

Unit

Suburb

Warrandyte

Period - From

01/07/2017

to

30/06/2018

Source

REIV

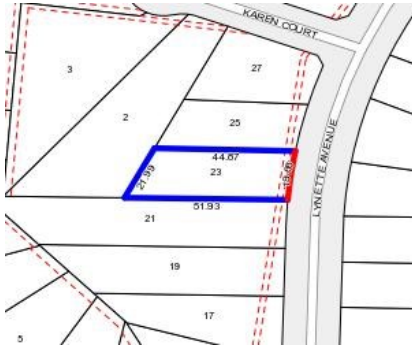
Comparable property sales (*Delete A or B below as applicable)

~~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		
2		
3		

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.



 4  2  2

Rooms:

Property Type: House

Land Size: 955 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2018: \$1,243,000

Comparable Properties



95 Brackenbury St WARRANDYTE 3113 (REI)

Agent Comments

 6  3  2

Price: \$1,150,000

Method: Private Sale

Date: 15/09/2018

Rooms: -

Property Type: House

Land Size: 1020 sqm approx

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.