

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

204/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152

Indicative selling price

For the meaning of this price see 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

\$690,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Jan 2022

to

31 Dec 2022

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

109/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$555,000	27-Jun-22
408/408 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$345,000	09-Jan-18
412/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$520,000	21-Jul-22

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: 30 January 2023




INTERNAL AREA OF DISCLOSED SALE

109/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152

Sold Price

\$555,000

Sold Date

27-Jun-22
 2

 2

 1

Distance

0km


408/408 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

Sold Price

\$345,000

Sold Date

09-Jan-18
 -

 2

 -

Distance

0.39km



INTERNAL AREA OF DISCLOSED SALE

412/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152

Sold Price

\$520,000

Sold Date

21-Jul-22
 2

 2

 1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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