

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

109/1 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$701,250

Property type

Unit

Suburb

Wantirna South

Period-from

01 May 2021

to

30 Apr 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

114/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$551,000	29-Mar-22
507/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$535,000	06-Mar-22
316/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$490,000	28-Feb-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: 25 May 2022


**114/1 LYNNE AVENUE WANTIRNA
SOUTH VIC 3152**

Sold Price

\$551,000

Sold Date

29-Mar-22
 2
 2
 1

Distance

-


**507/404 BURWOOD HIGHWAY
WANTIRNA SOUTH VIC 3152**

Sold Price

\$535,000

Sold Date

06-Mar-22
 2
 1
 1

Distance

-


**316/1 LYNNE AVENUE WANTIRNA
SOUTH VIC 3152**

Sold Price

^{RS} **\$490,000**

Sold Date

28-Feb-22
 2
 2
 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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