

# 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

36 Lynette Avenue, Warrandyte Vic 3113

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,080,000

&

\$1,180,000

### Median sale price

Median price \$1,770,000

Property Type House

Suburb Warrandyte

Period - From 01/04/2023

to

30/06/2023

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	26 Lynette Av WARRANDYTE 3113	\$1,365,000	03/08/2023
2	10 Alan PI WARRANDYTE 3113	\$1,235,000	24/08/2023
3	6 Betton Cr WARRANDYTE 3113	\$1,200,000	11/06/2023

**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:

09/10/2023 14:54



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**Property Type:** House  
**Land Size:** 1094 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,080,000 - \$1,180,000  
**Median House Price**  
June quarter 2023: \$1,770,000

## Comparable Properties



26 Lynette Av WARRANDYTE 3113 (REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$1,365,000  
**Method:** Private Sale  
**Date:** 03/08/2023  
**Property Type:** House (Res)  
**Land Size:** 1332 sqm approx



10 Alan PI WARRANDYTE 3113 (REI)

**Agent Comments**

 4  2  2

**Price:** \$1,235,000  
**Method:** Private Sale  
**Date:** 24/08/2023  
**Property Type:** House (Res)  
**Land Size:** 929 sqm approx



6 Betton Cr WARRANDYTE 3113 (REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 11/06/2023  
**Property Type:** House  
**Land Size:** 1569 sqm approx