

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

7 Lynette Avenue, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Warrandyte

Period - From 01/01/2021

to 31/12/2021

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	15a West End Rd WARRANDYTE 3113	\$1,550,000	19/01/2022
2	5 Lynette Av WARRANDYTE 3113	\$1,400,000	11/12/2021
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.~~

This Statement of Information was prepared on:

22/03/2022 14:27



 4  2  2

Property Type: House
Land Size: 1336 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending December 2021: \$1,525,000

Comparable Properties



15a West End Rd WARRANDYTE 3113 (REI)

 4  2  2

Price: \$1,550,000
Method: Private Sale
Date: 19/01/2022
Property Type: House
Land Size: 1919 sqm approx

Agent Comments

This has a slightly larger block and a pool



5 Lynette Av WARRANDYTE 3113 (REI)

 4  2  2

Price: \$1,400,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 1264 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192