

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

412/1 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

\$710,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Jul 2021

to

30 Jun 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	29-Jun-22
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

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: 12 July 2022



INTERNAL AREA OF SUBSTANCES
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**109/1 LYNNE AVENUE WANTIRNA
SOUTH VIC 3152**

Sold Price

^{RS}
\$555,000

Sold Date

29-Jun-22
 2

 2

 1

Distance

-


**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

0.39km

**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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