

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

1/3 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

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Aug 2022

to

31 Jul 2023

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

4/79 LEWIS ROAD WANTIRNA SOUTH VIC 3152	\$655,000	18-Mar-23
2/412 SCORESBY ROAD FERNTREE GULLY VIC 3156	\$640,000	17-Jun-23
19/127 TYNER ROAD WANTIRNA SOUTH VIC 3152	\$710,000	17-Mar-23

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: 23 August 2023



4/79 LEWIS ROAD WANTIRNA SOUTH VIC 3152

3 2 1

Sold Price

\$655,000

Sold Date

18-Mar-23

Distance

1.33km



2/412 SCORESBY ROAD FERNTREE GULLY VIC 3156

3 1 1

Sold Price

\$640,000

Sold Date

17-Jun-23

Distance

1.96km



19/127 TYNER ROAD WANTIRNA SOUTH VIC 3152

3 2 2

Sold Price

\$710,000

Sold Date

17-Mar-23

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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