

Harcourts Rowville

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 **G08/1 Lynne Avenue, Wantirna South VIC 3152**

Indicative selling price

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

Range between **\$470,000** & **\$520,000**

Median sale price

Median price **\$515,000**

Property type **Unit**

Suburb **Wantirna South**

Period - From **January 2023**

to



March 2023

Source

<https://reiv.com.au/market-insights/suburb/wantirna%20south>

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
	707/404 Burwood Highway, Wantirna South	\$507,000	19/01/2023
	302/436 Stud Road, Wantirna South	\$520,000	10/12/2022

This Statement of Information was prepared on: **8th May 2023**