

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

10-12 Gibson Road, Warranwood Vic 3134

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 \$1,280,000 Property Type House Suburb Warranwood

Period - From 01/07/2022 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	16 Wellesley Rd RINGWOOD NORTH 3134	\$1,452,000	25/03/2023
2	5 Charles Ct WARRANWOOD 3134	\$1,438,800	07/03/2023
3	1/30 Kardinia Cr WARRANWOOD 3134	\$1,405,000	18/02/2023

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:

01/08/2023 13:28



Property Type: House (Res)

Land Size: 3600 sqm approx

Agent Comments

Comparable Properties



**16 Wellesley Rd RINGWOOD NORTH 3134
(REI/VG)**

Agent Comments



Price: \$1,452,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 1813 sqm approx



5 Charles Ct WARRANWOOD 3134 (REI/VG)

Agent Comments



Price: \$1,438,800

Method: Private Sale

Date: 07/03/2023

Property Type: House (Res)

Land Size: 1155 sqm approx



**1/30 Kardinia Cr WARRANWOOD 3134
(REI/VG)**

Agent Comments



Price: \$1,405,000

Method: Private Sale

Date: 18/02/2023

Property Type: House

Land Size: 1649 sqm approx