# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

	10-12 Gibson Road, Warranwood Vic 3134
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,280,000	Pro	perty 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

Add	dress 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 comparableproperties 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





Dallas Taylor 8841 4808 0408 217 778 dallastaylor@jelliscraig.com.au

**Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median House Price** Year ending June 2023: \$1,280,000



Property Type: House (Res) Land Size: 3600 sqm approx

**Agent Comments** 

# Comparable Properties



16 Wellesley Rd RINGWOOD NORTH 3134

(REI/VG)



Price: \$1,452,000 Method: Auction Sale Date: 25/03/2023

Property Type: House (Res) Land Size: 1813 sqm approx **Agent Comments** 



5 Charles Ct WARRANWOOD 3134 (REI/VG)





Price: \$1,438,800 Method: Private Sale Date: 07/03/2023

Property Type: House (Res) Land Size: 1155 sqm approx **Agent Comments** 



1/30 Kardinia Cr WARRANWOOD 3134

(REI/VG)



Price: \$1,405,000 Method: Private Sale Date: 18/02/2023 Property Type: House Land Size: 1649 sqm approx Agent Comments

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





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