

# 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

11 Lyric Court, Warranwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,200,000

### Median sale price

Median price \$1,325,000 Property Type House Suburb Warranwood

Period - From 01/01/2024 to 31/03/2024 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	9 Scenic Ct CROYDON NORTH 3136	\$1,225,000	28/03/2024
2	1 Sandhurst Gr WARRANWOOD 3134	\$1,177,500	01/04/2024
3	3 Lyric Ct WARRANWOOD 3134	\$1,173,000	23/02/2024

**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:

09/07/2024 13:10



**Property Type:** House

**Land Size:** 650 sqm approx

Agent Comments

## Comparable Properties



**9 Scenic Ct CROYDON NORTH 3136 (REI/VG)** Agent Comments



**Price:** \$1,225,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** House

**Land Size:** 789 sqm approx



**1 Sandhurst Gr WARRANWOOD 3134 (REI/VG)** Agent Comments



**Price:** \$1,177,500

**Method:** Private Sale

**Date:** 01/04/2024

**Property Type:** House

**Land Size:** 666 sqm approx



**3 Lyric Ct WARRANWOOD 3134 (REI/VG)** Agent Comments



**Price:** \$1,173,000

**Method:** Private Sale

**Date:** 23/02/2024

**Property Type:** House (Res)

**Land Size:** 730 sqm approx