

# 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

3-5 Flannery Court, Warrandyte Vic 3113

### Indicative selling price

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

Range between \$2,250,000 & \$2,450,000

### Median sale price

Median price \$1,770,000 Property Type House Suburb Warrandyte

Period - From 01/04/2023 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	2 Kyrenia Ct WARRANDYTE 3113	\$2,507,000	10/02/2023
2	2 Swansfield Ct WARRANDYTE 3113	\$2,175,000	22/07/2023
3	43-45 Flannery Ct WARRANDYTE 3113	\$2,175,000	25/03/2023

**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:

28/07/2023 15:09

3-5 Flannery Court, Warrandyte Vic 3113

**Jellis  
Craig**

Andrew Keleher

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**Indicative Selling Price**

\$2,250,000 - \$2,450,000

**Median House Price**

June quarter 2023: \$1,770,000



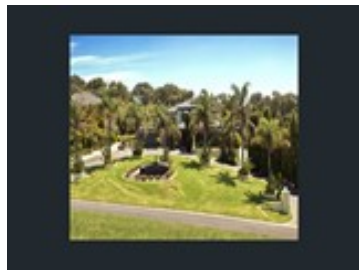
 4  4  6

**Property Type:** House

**Land Size:** 4032 sqm approx

Agent Comments

## Comparable Properties



**2 Kyrenia Ct WARRANDYTE 3113 (REI/VG)**

Agent Comments

 5  4  3

**Price:** \$2,507,000

**Method:** Private Sale

**Date:** 10/02/2023

**Property Type:** House (Res)

**Land Size:** 4000 sqm approx



**2 Swansfield Ct WARRANDYTE 3113 (REI)**

Agent Comments

 5  3  2

**Price:** \$2,175,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** House (Res)

**Land Size:** 4037 sqm approx



**43-45 Flannery Ct WARRANDYTE 3113 (REI)**

Agent Comments

 7  4  2

**Price:** \$2,175,000

**Method:** Private Sale

**Date:** 25/03/2023

**Property Type:** House

**Land Size:** 3953 sqm approx

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