

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 Mulsanne Way, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Warranwood

Period - From 01/04/2023 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	41 Narr Maen Dr CROYDON HILLS 3136	\$1,250,000	26/03/2024
2	7 Kingsbridge Ct CROYDON HILLS 3136	\$1,250,000	27/04/2024
3	37 Middlebrook Dr RINGWOOD NORTH 3134	\$1,240,000	25/05/2024

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:

11/06/2024 15:30



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
Year ending March 2024: \$1,300,000

Comparable Properties



41 Narr Maen Dr CROYDON HILLS 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Private Sale
Date: 26/03/2024
Property Type: House (Res)
Land Size: 675 sqm approx



7 Kingsbridge Ct CROYDON HILLS 3136 (REI)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 750 sqm approx



37 Middlebrook Dr RINGWOOD NORTH 3134 (REI)

Agent Comments

4 2 2

Price: \$1,240,000
Method: Private Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 641 sqm approx

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008