

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 30 Highfield Avenue, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Warranwood

Period - From 01/10/2023 to 31/12/2023 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	4 Silflay Ct WARRANWOOD 3134	\$1,385,000	20/10/2023
2	21 Daisy St WARRANWOOD 3134	\$1,270,000	26/10/2023
3	10 Cambridge Cl CROYDON HILLS 3136	\$1,235,000	25/10/2023

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: 19/03/2024 09:00

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2023: \$1,310,000



 4  2  2

Rooms: 10

Property Type: House (Res)

Land Size: 706 sqm approx

Agent Comments

Comparable Properties



4 Silflay Ct WARRANWOOD 3134 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,385,000

Method: Private Sale

Date: 20/10/2023

Property Type: House (Res)

Land Size: 738 sqm approx



21 Daisy St WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,270,000

Method: Private Sale

Date: 26/10/2023

Property Type: House

Land Size: 747 sqm approx



10 Cambridge Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,235,000

Method: Private Sale

Date: 25/10/2023

Property Type: House (Res)

Land Size: 923 sqm approx

Account - Hoskins | P: 03 9722 9755