## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 4 Carol Court, Warrandyte Vic 3113

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,486,000	Pro	operty Type	Hou	ise		Suburb	Warrandyte
Period - From	24/06/2023	to	23/06/2024		So	urce	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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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:

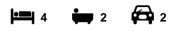
24/06/2024 15:07



4 Carol Court, Warrandyte Vic 3113



Nick Elmore 03 9830 7000 0438 599 938



Rooms: 7 Property Type: Land Land Size: 1288 sqm approx Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 24/06/2023 - 23/06/2024: \$1,486,000

nick.elmore@belleproperty.com

Agent Comments

Sublime contemporary family home designed by Architect Frank Englisch creatively combines sustainable natural materials, dramatic ceilings and full height windows. A masterful use of space, inviting ambiance and magnificent 180 degree views from all angles provide a seamless indoor outdoor lifestyle

# **Comparable Properties**

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.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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