## 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

4 Fadaro Crescent, Warrandyte South Vic 3134

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$4,900,000		&		\$5,200,000			
Median sale pr	ice							
Median price	\$1,870,000	Pro	Property Type Hou		use		Suburb	Warrandyte South
Period - From	11/01/2023	to	10/01/2024		So	ource	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:

11/01/2024 11:36









Property Type: House (Previously Occupied - Detached) Land Size: 3936 sqm approx Agent Comments Indicative Selling Price \$4,900,000 - \$5,200,000 Median House Price 11/01/2023 - 10/01/2024: \$1,870,000

# **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 - Hoskins | P: 03 9722 9755





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