

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

43 Warranwood Road, Warranwood Vic 3134

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,380,000 Property Type House Suburb Warranwood

Period - From 27/06/2023 to 26/06/2024 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	10 Highland Blvd RINGWOOD 3134	\$845,100	17/06/2024
2	1 Tambo Cl CROYDON HILLS 3136	\$830,000	19/04/2024
3	26 Kalinda Rd CROYDON 3136	\$700,000	01/06/2024

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:

27/06/2024 11:51



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 708 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
27/06/2023 - 26/06/2024: \$1,380,000

Comparable Properties



10 Highland Blvd RINGWOOD 3134 (REI)

Agent Comments

3 1 2

Price: \$845,100
Method: Private Sale
Date: 17/06/2024
Property Type: House
Land Size: 739 sqm approx



1 Tambo CI CROYDON HILLS 3136 (REI)

Agent Comments

3 1 1

Price: \$830,000
Method: Private Sale
Date: 19/04/2024
Property Type: House



26 Kalinda Rd CROYDON 3136 (REI)

Agent Comments

2 1 2

Price: \$700,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Account - Barry Plant | P: 03 9735 3300