

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

4A Hutchins Court, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	12 Highfield Av WARRANWOOD 3134	\$1,316,000	24/08/2023
2	21 Daisy St WARRANWOOD 3134	\$1,270,000	26/10/2023
3	25 Highfield Av WARRANWOOD 3134	\$1,200,000	06/08/2023

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:

31/01/2024 13:35



Property Type: House

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



12 Highfield Av WARRANWOOD 3134 (REI/VG) Agent Comments



Price: \$1,316,000

Method: Private Sale

Date: 24/08/2023

Property Type: House (Res)

Land Size: 649 sqm approx



21 Daisy St WARRANWOOD 3134 (REI/VG) Agent Comments



Price: \$1,270,000

Method: Private Sale

Date: 26/10/2023

Property Type: House

Land Size: 747 sqm approx



25 Highfield Av WARRANWOOD 3134 (REI/VG) Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 06/08/2023

Property Type: House (Res)

Land Size: 779 sqm approx