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 betwee	\$1,150,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$1,310,000	Pro	operty Type	Hou	se		Suburb	Warranwood	
Period - From	01/10/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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



4A Hutchins Court, Warranwood Vic 3134



Adrian Nyariri





Property Type: House Land Size: 595 sqm approx Agent Comments 9870 6211 0455 089 610 adriannyariri@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price December quarter 2023: \$1,310,000

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

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



propertydata

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