## 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

5 Trevor Court, Warranwood Vic 3134

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |               |                   |  |  |  |  |
|--|---------------|---------------|-------------------|--|--|--|--|
| Range betweer  | n \$1,100,000 | &             | \$1,200,000       |  |  |  |  |
| Median sale price*   |               |               |                   |  |  |  |  |
| Median price   |               | Property Type | Suburb Warranwood |  |  |  |  |
| Period - From  |               | to            | Source            |  |  |  |  |

#### 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.

| Ado | dress of comparable property     | Price     | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1   | 9 Horizon Rise RINGWOOD 3134     | \$950,000 | 29/02/2024   |
| 2   | 3 Cypress PI RINGWOOD NORTH 3134 | \$735,000 | 07/10/2023   |
| 3   | 16 Sorrel Cr WARRANWOOD 3134     | \$640,000 | 20/11/2023   |

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:

03/04/2024 10:43

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** LAND **Land Size:** 1018 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 No median price available

# **Comparable Properties**



9 Horizon Rise RINGWOOD 3134 (REI)



Price: \$950,000 Method: Private Sale Date: 29/02/2024 Property Type: Land (Res) Land Size: 586 sqm approx Agent Comments

Agent Comments

Agent Comments



Price: \$735,000 Method: Sale Date: 07/10/2023 Property Type: Land Land Size: 602 sqm approx



16 Sorrel Cr WARRANWOOD 3134 (REI/VG)

3 Cypress PI RINGWOOD NORTH 3134 (VG)

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**Property Type:** Land (Res) **Land Size:** 676 sqm approx

**Price:** \$640,000 **Method:** Private Sale **Date:** 20/11/2023

Account - Barry Plant | P: 03 9842 8888



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