

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

57 Bemboka Road, Warranwood Vic 3134

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	85 Little John Rd WARRANWOOD 3134	\$1,256,000	06/02/2024
2	9 Scenic Ct CROYDON NORTH 3136	\$1,225,000	28/03/2024
3			

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:

09/04/2024 09:37

Lachlan Williams

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2023: \$1,310,000



Rooms: 6

Property Type: House

Land Size: 891 sqm approx

Agent Comments

Comparable Properties



85 Little John Rd WARRANWOOD 3134
(REI/VG)

Agent Comments



Price: \$1,256,000

Method: Private Sale

Date: 06/02/2024

Property Type: House (Res)

Land Size: 747 sqm approx



9 Scenic Ct CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$1,225,000

Method: Private Sale

Date: 28/03/2024

Property Type: House

Land Size: 789 sqm approx

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