

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

6 Diane Court, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Warrandyte

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	36 Lynette Av WARRANDYTE 3113	\$1,180,000	02/11/2023
2	1-3 Francis St WARRANDYTE 3113	\$1,085,000	02/12/2023
3	54 Leber St WARRANDYTE 3113	\$860,000	21/10/2023

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:

25/03/2024 14:59



4
 2
 1

Property Type: House
Land Size: 2625 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 December quarter 2023: \$1,180,000

Comparable Properties



36 Lynette Av WARRANDYTE 3113 (REI/VG) [Agent Comments](#)

4
 2
 2

Price: \$1,180,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 1094 sqm approx



1-3 Francis St WARRANDYTE 3113 (REI) [Agent Comments](#)

4
 3
 1

Price: \$1,085,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 2420 sqm approx



54 Leber St WARRANDYTE 3113 (REI/VG) [Agent Comments](#)

3
 2
 1

Price: \$860,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 732 sqm approx

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