

# 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 Howqua Court, Warranwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,160,000 & \$1,260,000

### Median sale price

Median price \$1,325,000 Property Type House Suburb Warranwood

Period - From 01/01/2024 to 31/03/2024 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	14 Wandarra Way WARRANWOOD 3134	\$1,325,000	21/03/2024
2	85 Little John Rd WARRANWOOD 3134	\$1,256,000	06/02/2024
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:

25/06/2024 12:33

6 Howqua Court, Warranwood Vic 3134

**Jellis  
Craig**

Matt Lockyer

9870 6211

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 4  2  2

**Property Type:** House

**Land Size:** 690 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,160,000 - \$1,260,000

**Median House Price**

March quarter 2024: \$1,325,000

## Comparable Properties



**14 Wandarra Way WARRANWOOD 3134 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** House (Res)

**Land Size:** 533 sqm approx



**85 Little John Rd WARRANWOOD 3134  
(REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,256,000

**Method:** Private Sale

**Date:** 06/02/2024

**Property Type:** House (Res)

**Land Size:** 747 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 - Jellis Craig | P: 03 9870 6211



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