

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 Swansfield Court, Warrandyte Vic 3113

Indicative selling price

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

Range between \$3,000,000 & \$3,150,000

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	19 Clematis Ct WARRANDYTE 3113	\$3,068,000	19/01/2024
2	35 Oakland Dr WARRANDYTE 3113	\$3,000,000	09/11/2023
3	6 Concord Rise TEMPLESTOWE 3106	\$3,000,000	15/11/2023

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: 27/02/2024 14:20



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Property Type: House
Land Size: 4029 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,150,000
Median House Price
December quarter 2023: \$1,180,000

Comparable Properties



19 Clematis Ct WARRANDYTE 3113 (REI)

Agent Comments

 4  3  4

Price: \$3,068,000
Method: Private Sale
Date: 19/01/2024
Property Type: House
Land Size: 4070 sqm approx



35 Oakland Dr WARRANDYTE 3113 (RE/VG)

Agent Comments

 4  3  3

Price: \$3,000,000
Method: Expression of Interest
Date: 09/11/2023
Property Type: House (Res)
Land Size: 4073 sqm approx



6 Concord Rise TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  4

Price: \$3,000,000
Method: Private Sale
Date: 15/11/2023
Property Type: House (Res)
Land Size: 4011 sqm approx

Account - Barry Plant | P: 03 9842 8888