

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 73 Little John 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 \$1,325,000 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 | 10 Gaelyne Ct WARRANWOOD 3134 | \$1,300,000 | 22/05/2024 |
| 2 | 85 Little John Rd WARRANWOOD 3134 | \$1,256,000 | 06/02/2024 |
| 3 | 37 Middlebrook Dr RINGWOOD NORTH 3134 | \$1,240,000 | 25/05/2024 |

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: 28/06/2024 12:24

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 5  2  4

Rooms: 10
Property Type: House
Land Size: 885 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2024: \$1,325,000

Comparable Properties

10 Gaelyne Ct WARRANWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 22/05/2024
Property Type: House (Res)



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



37 Middlebrook Dr RINGWOOD NORTH 3134
(REI)

Agent Comments

 4  2  2

Price: \$1,240,000
Method: Private Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 641 sqm approx

Account - Hoskins | P: 03 9722 9755