

# 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

18 Bridget 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 \$890,000 & \$950,000

### Median sale price

Median price \$1,122,500 Property Type House Suburb Warranwood

Period - From 01/07/2020 to 30/06/2021 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	6A Lorraine Ct WARRANWOOD 3134	\$962,000	08/05/2021
2	26 Sorrel Cr WARRANWOOD 3134	\$952,000	27/07/2021
3	14 Nalinga Ct WARRANWOOD 3134	\$853,000	12/05/2021

**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:

21/09/2021 09:30



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$950,000  
**Median House Price**  
Year ending June 2021: \$1,122,500

## Comparable Properties



**6A Lorraine Ct WARRANWOOD 3134 (REI/VG)** **Agent Comments**



**Price:** \$962,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** House (Res)  
**Land Size:** 1060 sqm approx



**26 Sorrel Cr WARRANWOOD 3134 (REI/VG)** **Agent Comments**



**Price:** \$952,000  
**Method:** Private Sale  
**Date:** 27/07/2021  
**Property Type:** House  
**Land Size:** 677 sqm approx



**14 Nalinga Ct WARRANWOOD 3134 (REI/VG)** **Agent Comments**



**Price:** \$853,000  
**Method:** Private Sale  
**Date:** 12/05/2021  
**Property Type:** House (Res)  
**Land Size:** 675 sqm approx

**Account - Philip Webb**