

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

81 Little John Road, Warranwood Vic 3134

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Warranwood

Period - From

01/10/2020

to

31/12/2020

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.

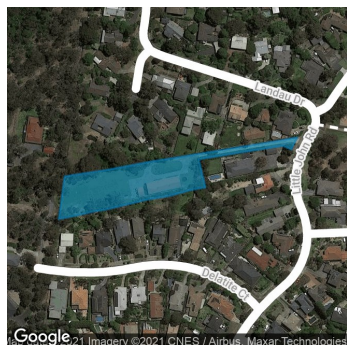
	Address of comparable property	Price	Date of sale
1	8 Homan Ct WARRANDYTE SOUTH 3134	\$1,590,000	30/01/2021
2	251 Warrandyte Rd PARK ORCHARDS 3114	\$1,420,000	15/12/2020
3			

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:

03/03/2021 12:48



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
December quarter 2020: \$1,100,000

Comparable Properties



8 Homan Ct WARRANDYTE SOUTH 3134 (REI) Agent Comments



Price: \$1,590,000
Method: Private Sale
Date: 30/01/2021
Property Type: House
Land Size: 3750 sqm approx



251 Warrandyte Rd PARK ORCHARDS 3114 (REI/VG) Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 15/12/2020
Property Type: House (Res)
Land Size: 4004 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.