

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

9 Fossickers Way, Warrandyte Vic 3113

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Warrandyte

Period - From 01/04/2019

to 30/06/2019

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.

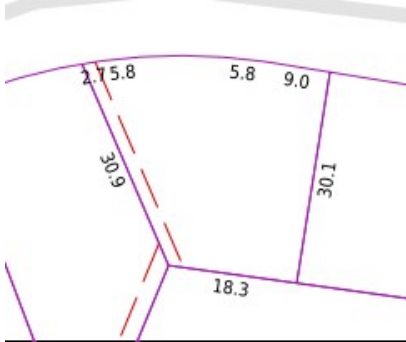
	Address of comparable property	Price	Date of sale
1	9 Lynette Av WARRANDYTE 3113	\$960,000	31/07/2019
2	11 Carol Ct WARRANDYTE 3113	\$935,000	22/05/2019
3	76 Melbourne Hill Rd WARRANDYTE 3113	\$915,000	11/06/2019

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:

17/09/2019 16:49



Property Type: House (Previously Occupied - Detached)
Land Size: 807 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2019: \$1,120,000

Comparable Properties



9 Lynette Av WARRANDYTE 3113 (REI)

Agent Comments



Price: \$960,000
Method: Sold Before Auction
Date: 31/07/2019
Property Type: House (Res)
Land Size: 1565 sqm approx



11 Carol Ct WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 22/05/2019
Property Type: House
Land Size: 826 sqm approx



76 Melbourne Hill Rd WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 11/06/2019
Rooms: 7
Property Type: House
Land Size: 1271 sqm approx