

# 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

2/70 Brysons Road, 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 \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,000,000 Property Type House Suburb Warranwood

Period - From 19/04/2020 to 18/04/2021 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	2 Winscott Gr RINGWOOD 3134	\$1,857,000	06/12/2020
2	1/70 Brysons Rd WARRANWOOD 3134	\$1,820,000	26/11/2020
3	6 Parkgate Dr RINGWOOD 3134	\$1,732,000	12/02/2021

**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:

19/04/2021 15:22



 5  3  3

**Property Type:** House  
**Land Size:** 909 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
19/04/2020 - 18/04/2021: \$1,000,000

## Comparable Properties



**2 Winscott Gr RINGWOOD 3134 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,857,000  
**Method:** Private Sale  
**Date:** 06/12/2020  
**Property Type:** House  
**Land Size:** 722 sqm approx



**1/70 Brysons Rd WARRANWOOD 3134 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 26/11/2020  
**Property Type:** House (Res)  
**Land Size:** 981 sqm approx



**6 Parkgate Dr RINGWOOD 3134 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$1,732,000  
**Method:** Private Sale  
**Date:** 12/02/2021  
**Property Type:** House  
**Land Size:** 1336 sqm approx