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

14 Banks Street Warneet VIC 3980

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$480,000	&	\$528,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$600,000	Prope	erty type		House	Suburb	Warneet
Period-from	01 Oct 2019	to	30 Sep 2	2020	Source		Corelogic

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 6 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
62 Rutherford Parade Warneet VIC 3980	\$475,000	03-May-20
29 Glenalva Parade Cannons Creek VIC 3977	\$490,000	24-Mar-20
8 Balaka Street Warneet VIC 3980	\$566,000	20-Jun-20

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 6 months.

This Statement of Information was prepared on: 27 October 2020



consumer.vic.gov.au



Jason Stirling

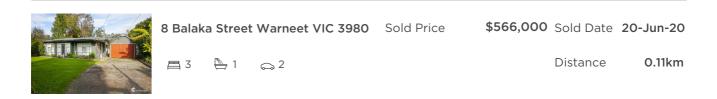
- M 0411520173
- E jason.stirling@eview.com.au



62 Rut 3980	herford	Parade Warneet VIC	Sold Price	\$475,000	Sold Date	03-May-20
= 3	1	⇔ ²			Distance	0.37km



29 Glenalva Parade Cannons Creek VIC 3977			Sold Price	\$490,000	Sold Date	24-Mar-20
酉 2	1	ç, 3			Distance	1.55km



RS = Recent sale UN = Undisclosed Sale

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