

# 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

21 Little John 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

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,142,000

Property Type

House

Suburb

Warranwood

Period - From

01/04/2021

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	3a Autumn Rise WARRANWOOD 3134	\$980,000	25/06/2021
2	9 Highfield Av WARRANWOOD 3134	\$1,120,000	31/03/2021
3	6 Glynne Rd WARRANWOOD 3134	\$1,063,000	16/03/2021

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:

03/08/2021 11:30



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1108 sqm approx

Agent Comments

## Comparable Properties



**3a Autumn Rise WARRANWOOD 3134 (REI)**

Agent Comments



**Price:** \$980,000

**Method:** Private Sale

**Date:** 25/06/2021

**Property Type:** House (Res)

**Land Size:** 1040 sqm approx



**9 Highfield Av WARRANWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 31/03/2021

**Property Type:** House

**Land Size:** 784 sqm approx

**6 Glynne Rd WARRANWOOD 3134 (VG)**

Agent Comments



**Price:** \$1,063,000

**Method:** Sale

**Date:** 16/03/2021

**Property Type:** House (Res)

**Land Size:** 1101 sqm approx