Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Little John Road, Warranwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$950,000		&		\$1,045,000					
Median sale p	rice									
Median price	\$1,142,000	Pro	operty Type	Hou	ise		Suburb	Warranwood		
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress 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



21 Little John Road, Warranwood Vic 3134







Property Type: House (Previously Occupied - Detached) Land Size: 1108 sqm approx Agent Comments Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price June quarter 2021: \$1,142,000

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

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.