

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 Swansfield Court, Warrandyte, VIC 3113

Indicative selling price

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

Price Range

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$1,505,000

Property Type

House

Suburb

Warrandyte (3113)

Period - From

01/06/2022

to

01/05/2023

Source

Realestate

Comparable property sales

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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
6 LITTLE VALLEY ROAD, TEMPLESTOWE VIC 3106	\$2,310,000	29/04/2023
307 TINDALS ROAD, WARRANDYTE VIC 3113	\$2,300,000	12/12/2022
5 SHELAGH COURT, WARRANDYTE VIC 3113	\$2,120,000	08/12/2022

This Statement of Information was prepared on: 05/05/2023