## 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

3 Delaneys Road, Warranwood Vic 3134

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot   | ing  |        |            |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|------------|
| Range betwee    | \$2,100,000       |      | &            |       | \$2,300,000 |      |        |            |
| Median sale p   | rice              |      |              |       |             |      |        |            |
| Median price    | \$940,000         | Pro  | operty Type  | Hous  | se          |      | Suburb | Warranwood |
| Period - From   | 01/10/2019        | to   | 30/09/2020   |       | 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   | 41-43 Mcewan Rd PARK ORCHARDS 3114 | \$2,970,000 | 28/07/2020   |
| 2   | 7 Delaneys Rd WARRANWOOD 3134      | \$2,510,000 | 28/10/2020   |
| 3   | 13 Mcewan Rd PARK ORCHARDS 3114    | \$1,934,000 | 02/07/2020   |

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:

01/12/2020 15:33





David Alvares 03 9722 9755





Property Type: House (Res) Land Size: 4000 sqm approx Agent Comments 0410 496 995 david@hoskins.com.au Indicative Selling Price

\$2,100,000 - \$2,300,000 **Median House Price** Year ending September 2020: \$940,000

# **Comparable Properties**





Price: \$2,970,000 Method: Private Sale Date: 28/07/2020 Property Type: House (Res) Land Size: 5502 sqm approx

7 Delaneys Rd WARRANWOOD 3134 (REI)

Agent Comments





Price: \$2,510,000 Method: Private Sale Date: 28/10/2020 Property Type: House (Res)



13 Mcewan Rd PARK ORCHARDS 3114 (REI/VG)



Price: \$1,934,000 Method: Private Sale Date: 02/07/2020 Rooms: 10 Property Type: House Land Size: 5034 sqm approx Agent Comments

Account - Hoskins | P: 98747677, 9722 9755



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.