Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquotin	For the	meaning	of this	price see	consumer.vic.gov.a	u/underquoting
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\$2,200,000

Median sale price

Median price	\$1,732,222	Pro	perty Type	House		Suburb	Warrandyte
Period - From	01/07/2021	to	30/09/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

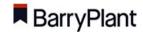
Add	dress of comparable property	Price	Date of sale
1	3 Lomond Ct WARRANDYTE 3113	\$2,080,000	13/09/2021
2			
3			

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:	18/10/2021 15:31







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Property Type: House **Land Size:** 4184 sqm approx

Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price

September quarter 2021: \$1,732,222

Comparable Properties



3 Lomond Ct WARRANDYTE 3113 (REI)

4





Agent Comments

Price: \$2,080,000 **Method:** Private Sale **Date:** 13/09/2021

Property Type: House (Res) Land Size: 4001 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888



