

STATEMENT OF INFORMATION

26 GNOORONG STREET, WARNEET, VIC 3980

PREPARED BY JASON STIRLING, AGENTS' AGENCY NETWORK PARTNERS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 GNOORONG STREET, WARNEET, VIC

2 1 2

Indicative Selling Price

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

Price Range: \$700,000 to \$715,000

Provided by: Jason Stirling, Agents' Agency Network Partners

MEDIAN SALE PRICE



WARNEET, VIC, 3980

Suburb Median Sale Price (House)

\$716,000

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



27 KALLARA RD, WARNEET, VIC 3980

3 1 2

Sale Price

\$680,000

Sale Date: 27/06/2024

Distance from Property: 203m



10 GILGANDRA ST, WARNEET, VIC 3980

3 1 1

Sale Price

\$685,000

Sale Date: 13/08/2024

Distance from Property: 506m



13 CORANDIRK ST, WARNEET, VIC 3980

3 1 6

Sale Price

\$716,000

Sale Date: 14/08/2024

Distance from Property: 670m

This report has been compiled on 04/02/2025 by Agents' Agency Network Partners. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

26 GNOORONG STREET, WARNEET, VIC 3980

Indicative selling price

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

Price Range: \$700,000 to \$715,000


Median sale price

Median price: \$716,000

Property type: House

Suburb: WARNEET

Period: 01 January 2024 to 31 December 2024

Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
27 KALLARA RD, WARNEET, VIC 3980	\$680,000	27/06/2024
10 GILGANDRA ST, WARNEET, VIC 3980	\$685,000	13/08/2024
13 CORANDIRK ST, WARNEET, VIC 3980	\$716,000	14/08/2024

This Statement of Information was prepared on:

04/02/2025