

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

7 BEMBOKA ROAD WARRANWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$985,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,345,000

Property type

House

Suburb

Warranwood

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

101 PLYMOUTH ROAD CROYDON HILLS VIC 3136	\$1,020,000	19-Sep-22
115 NARR-MAEN DRIVE CROYDON HILLS VIC 3136	\$1,040,000	27-Oct-22
69 NARR-MAEN DRIVE CROYDON HILLS VIC 3136	\$995,000	18-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 17 March 2023



**101 PLYMOUTH ROAD CROYDON
HILLS VIC 3136**

Sold Price

\$1,020,000

Sold Date

19-Sep-22

4 2 2

Distance

0.29km



**115 NARR-MAEN DRIVE CROYDON
HILLS VIC 3136**

Sold Price

\$1,040,000

Sold Date

27-Oct-22

4 2 3

Distance

0.34km



**69 NARR-MAEN DRIVE CROYDON
HILLS VIC 3136**

Sold Price

^{RS} **\$995,000**

Sold Date

18-Feb-23

3 2 2

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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