

## 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

5 Fasan Rise Warrandyte South VIC 3134

### Indicative selling price

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

Single Price

or range  
between

\$2,200,000

&

\$2,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,200,000

Property type

House

Suburb

Warrandyte South

Period-from

01 Jul 2020

to

30 Jun 2021

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

2 Green Ridge Warrandyte South VIC 3134	\$2,700,000	03-Mar-21
2 Homan Court Warrandyte South VIC 3134	-	18-Jun-21
100-104 Hall Road Warrandyte South VIC 3134	\$1,400,000	15-Feb-20

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.~~

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## 2 Green Ridge Warrandyte South VIC 3134

5 3 5

Sold Price **\$2,700,000** Sold Date **03-Mar-21**

Distance **0.1km**



## 2 Homan Court Warrandyte South VIC 3134

5 3 4

Sold Price <sup>RS</sup> - Sold Date **18-Jun-21**

Distance **0.25km**



## 100-104 Hall Road Warrandyte South VIC 3134

4 2 4

Sold Price **\$1,400,000** Sold Date **15-Feb-20**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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