

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

4 Nalinga Court, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Warranwood

Period - From 01/01/2024 to 31/12/2024 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 six 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
1	45 Mundara Dr RINGWOOD 3134	\$1,300,000	25/01/2025
2	9 Landau Dr WARRANWOOD 3134	\$1,340,500	12/01/2025
3	8 Blair Ct WARRANWOOD 3134	\$1,330,000	23/12/2024

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:

29/01/2025 14:24

4 Nalinga Court, Warranwood Vic 3134



3 2 2

Property Type:
Land Size: 754 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2024: \$1,350,000

Comparable Properties



45 Mundara Dr RINGWOOD 3134 (REI)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 25/01/2025
Property Type: House
Land Size: 1049 sqm approx



9 Landau Dr WARRANWOOD 3134 (REI)

Agent Comments

5 2 4

Price: \$1,340,500
Method: Auction Sale
Date: 12/01/2025
Property Type: House (Res)
Land Size: 1728 sqm approx



8 Blair Ct WARRANWOOD 3134 (REI)

Agent Comments

5 2 2

Price: \$1,330,000
Method: Private Sale
Date: 23/12/2024
Property Type: House
Land Size: 873 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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