## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Karen Court, Warrandyte Vic 3113

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,533,000	Pro	operty Type	erty Type Hous			Suburb	Warrandyte
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	28 Lynette Av WARRANDYTE 3113	\$1,150,000	03/04/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

27/08/2024 17:44



6 Karen Court, Warrandyte Vic 3113



Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





Rooms: 8 Property Type: House Land Size: 822.183 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2024: \$1,533,000

# **Comparable Properties**



28 Lynette Av WARRANDYTE 3113 (REI/VG) Agent Comments



Price: \$1,150,000 Method: Private Sale Date: 03/04/2024 Property Type: House Land Size: 1280 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 - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

propertydata



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