

# 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

11 Little John Road, Warranwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,020,000

### Median sale price

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

Period - From 12/05/2020 to 11/05/2021 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	98 Wonga Rd RINGWOOD 3134	\$1,185,000	06/03/2021
2	22 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,161,000	09/03/2021
3	98a Oban Rd RINGWOOD NORTH 3134	\$1,075,000	07/03/2021

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:

12/05/2021 15:23



 4  2  2

**Property Type:** House  
**Land Size:** 544 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,020,000  
**Median House Price**  
12/05/2020 - 11/05/2021: \$1,000,000

## Comparable Properties



**98 Wonga Rd RINGWOOD 3134 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 06/03/2021  
**Property Type:** House (Res)  
**Land Size:** 658 sqm approx



**22 Old Warrandyte Rd RINGWOOD NORTH 3134 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,161,000  
**Method:** Private Sale  
**Date:** 09/03/2021  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx



**98a Oban Rd RINGWOOD NORTH 3134 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,075,000  
**Method:** Sold Before Auction  
**Date:** 07/03/2021  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx