# 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									
Range betweer	\$950,000		&		\$1,020,000				
Median sale p	rice								
Median price	\$1,000,000	Pro	operty Type	Hous	se		Suburb	Warranwood	
Period - From	12/05/2020	to	11/05/2021		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 six months 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	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



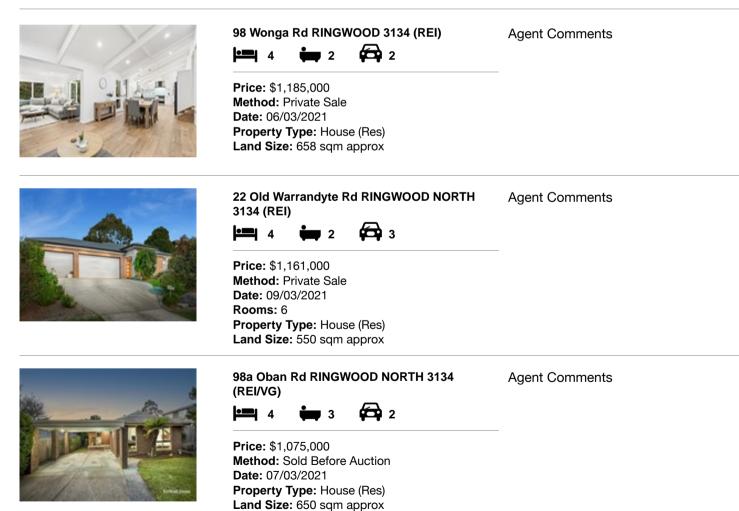






Property Type: House Land Size: 544 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,020,000 Median House Price 12/05/2020 - 11/05/2021: \$1,000,000

# **Comparable Properties**



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