

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 O'Neill Way, Warranwood Vic 3134

Indicative selling price

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

Range between \$795,000

&

\$865,000

Median sale price

Median price \$942,750

House

X

Unit

Suburb Warranwood

Period - From 01/07/2017

to

30/06/2018

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	6 Utrecht Ct WARRANWOOD 3134	\$876,100	18/09/2018
2	13 Cambridge Ct CROYDON HILLS 3136	\$826,000	03/09/2018
3	3 Chivers Ct WARRANWOOD 3134	\$810,000	24/04/2018

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.~~