

## 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

23 Kelly Court Warranwood VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

Suburb

Warranwood

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

24 Eden Valley Road Warranwood VIC 3134	\$1,100,000	02-Nov-20
34 Eden Valley Road Warranwood VIC 3134	\$1,122,500	23-Nov-20
42 Eden Valley Road Warranwood VIC 3134	\$1,187,000	09-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 22 March 2021



**24 Eden Valley Road Warranwood  
VIC 3134**

Sold Price

**\$1,100,000**

Sold Date **02-Nov-20**

4 2 2

Distance **0.46km**



**34 Eden Valley Road Warranwood  
VIC 3134**

Sold Price

**\$1,122,500**

Sold Date **23-Nov-20**

4 3 2

Distance **0.54km**



**42 Eden Valley Road Warranwood  
VIC 3134**

Sold Price

**\$1,187,000**

Sold Date **09-Dec-20**

4 2 2

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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