

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

3 Karen Court, Warrandyte Vic 3113

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Warrandyte

Period - From 01/10/2019

to

31/12/2019

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	25 Manna Gum Rise WARRANDYTE 3113	\$1,100,000	31/10/2019
2	5 Fossickers Way WARRANDYTE 3113	\$1,060,000	08/08/2019
3	15 Alan PI WARRANDYTE 3113	\$1,050,000	22/10/2019

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:

20/01/2020 15:30

3 Karen Court, Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman

0421 736 592

chrischapman@jellisrcraig.com.au



Property Type: House (Res)
Land Size: 2023 sqm approx
Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2019: \$1,425,000

Comparable Properties



25 Manna Gum Rise WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 31/10/2019
Property Type: House
Land Size: 1037 sqm approx



5 Fossickers Way WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 08/08/2019
Property Type: House
Land Size: 802 sqm approx



15 Alan PI WARRANDYTE 3113 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 22/10/2019
Property Type: House (Res)
Land Size: 1065 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.