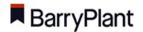
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered for	sale									
Address Including suburb and postcode			Tanbridge Way, Warranwood Vic 3134								
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range	e between \$1,60	00,000	& \$1,700,000								
Median sale price											
Medi	an price \$1,095	,000	Pro	roperty Type Hou		е		Suburb	Warranwood	d	
Period - From 01/07/202		2021 t	to 30/09/2021			Sc	Source				
Compa	arable propert	y sales (*I	Del	lete A or B	belo	w as ap _l	plica	ble)			
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property								Р	rice	Date of sale	
1											
2											
3											
OR											
B*	The estate age	•		•		•				•	
This Statement of Information was prepared on:								on:	08/11/2021 08:47		









Property Type: House Land Size: 934 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price September quarter 2021: \$1,095,000

Comparable Properties

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.

Account - Barry Plant | P: 03 9842 8888



