## 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

6 Diane Court, Warrandyte Vic 3113

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au/	/underquot	ing		
Range betwee	n \$1,000,000		&		\$1,100,0	00		
Median sale p	rice							
Median price	\$1,180,000	Pro	operty Type	Hou	se		Suburb	Warrandyte
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	36 Lynette Av WARRANDYTE 3113	\$1,180,000	02/11/2023
2	1-3 Francis St WARRANDYTE 3113	\$1,085,000	02/12/2023
3	54 Leber St WARRANDYTE 3113	\$860,000	21/10/2023

OR

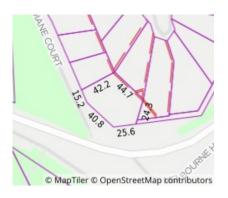
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

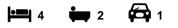
This Statement of Information was prepared on:

25/03/2024 14:59









Property Type: House Land Size: 2625 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2023: \$1,180,000

# **Comparable Properties**

	36 Lynette Av WARRANDYTE 3113 (REI/VG)	Agent Comments		
	Method: Private Sale Date: 02/11/2023 Property Type: House			
	Land Size: 1094 sqm approx			
	1-3 Francis St WARRANDYTE 3113 (REI)	Agent Comments		
A DANK A	<b>1</b> 4 <b>1</b> 3 <b>1</b>			
APT OF THE	Price: \$1,085,000			
	Method: Auction Sale Date: 02/12/2023			
The second second	Property Type: House (Res)			
100 A 1 100	Land Size: 2420 sqm approx			
+	54 Leber St WARRANDYTE 3113 (REI/VG)	Agent Comments		
	<b>1</b> 3 <b>1</b> 2 <b>1</b>	_		
	Price: \$860,000			
	Method: Auction Sale			
and the second s	Date: 21/10/2023 Property Type: House (Res)			
the state of the s	Land Size: 732 sqm approx			

#### Account - Barry Plant | P: (03) 9431 1243



propertydata

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