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

9 Lyric Court, Warranwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$770,000		&		\$835,000			
Median sale pr	rice							
Median price	\$946,500	Pro	operty Type	Hou	se		Suburb	Warranwood
Period - From	01/10/2018	to	30/09/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	1 Jum Jum CI CROYDON HILLS 3136	\$835,000	16/10/2019
2	6 Stonington PI RINGWOOD 3134	\$815,500	26/10/2019
3	14 Bowness Ct CROYDON HILLS 3136	\$803,000	08/08/2019

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:

01/11/2019 11:44



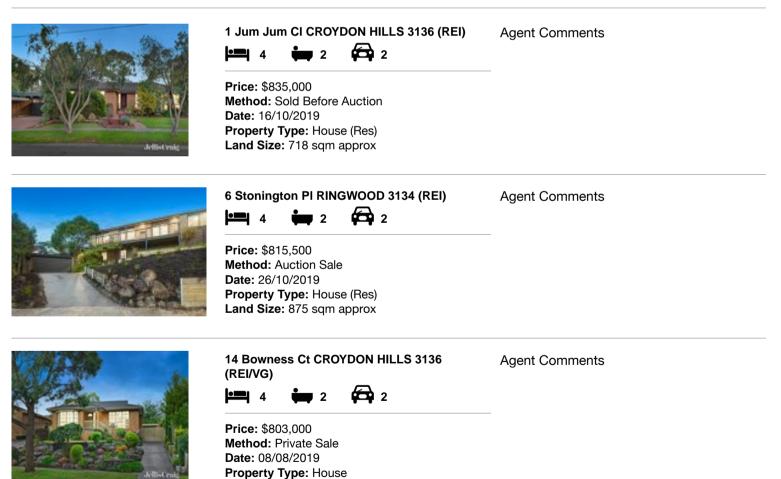






Property Type: House (Previously Occupied - Detached) Land Size: 706 sqm approx Agent Comments Indicative Selling Price \$770,000 - \$835,000 Median House Price Year ending September 2019: \$946,500

Comparable Properties



Land Size: 644 sqm approx

Account - Philip Webb



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.