

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 consumer.vic.gov.au/underquoting

Range between \$770,000

&

\$835,000

Median sale price

Median price \$946,500

Property Type House

Suburb Warranwood

Period - From 01/10/2018

to 30/09/2019

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	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



1 Jum Jum Ct CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$835,000
Method: Sold Before Auction
Date: 16/10/2019
Property Type: House (Res)
Land Size: 718 sqm approx



6 Stonington Pl RINGWOOD 3134 (REI)

Agent Comments



Price: \$815,500
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 875 sqm approx



14 Bowness Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$803,000
Method: Private Sale
Date: 08/08/2019
Property Type: House
Land Size: 644 sqm approx