

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

5 Berrywood Walk Warranwood VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Warranwood

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

5 Plumtree Rise Croydon Hills VIC 3136	\$823,000	25-Oct-20
16 Nalinga Court Warranwood VIC 3134	\$860,000	29-Jul-20
20 Blair Court Warranwood VIC 3134	\$883,000	26-Jun-20

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 6 months.~~

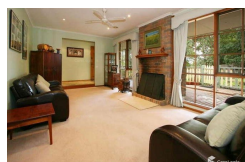
This Statement of Information was prepared on: 02 December 2020



5 Plumtree Rise Croydon Hills VIC 3136

Sold Price ^{RS} **\$823,000** Sold Date **25-Oct-20**
Distance **0.61km**

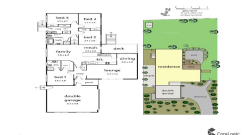
3 2 3



16 Nalinga Court Warranwood VIC 3134

Sold Price **\$860,000** Sold Date **29-Jul-20**
Distance **1.15km**

4 2 3



20 Blair Court Warranwood VIC 3134

Sold Price **\$883,000** Sold Date **26-Jun-20**
Distance **0.67km**

4 2 2

RS = Recent sale **UN** = Undisclosed Sale

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