

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

2 Kyrenia Court, Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,507,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Warrandyte

Period - From 01/10/2022

to 31/12/2022

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 Kyrenia Ct WARRANDYTE 3113	\$3,401,000	14/11/2022
2	307 Tindals Rd WARRANDYTE 3113	\$2,300,000	12/12/2022
3	28 Oakland Dr WARRANDYTE 3113	\$2,300,000	29/10/2022

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:

15/02/2023 11:14

2 Kyrenia Court, Warrandyte Vic 3113



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$2,507,000

Median House Price

December quarter 2022: \$1,750,000



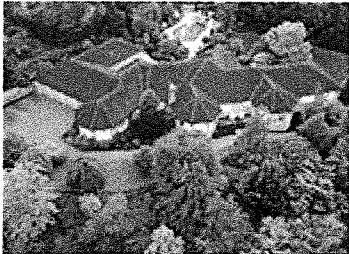
5 -

Property Type: House (Previously Occupied - Detached)

Land Size: 4000 sqm approx

Agent Comments

Comparable Properties



1 Kyrenia Ct WARRANDYTE 3113 (REI)

Agent Comments

6 3 3

Price: \$3,401,000

Method: Private Sale

Date: 14/11/2022

Property Type: House (Res)

Land Size: 4000 sqm approx



307 Tindals Rd WARRANDYTE 3113 (REI)

Agent Comments

4 3 4

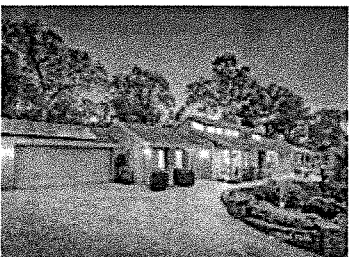
Price: \$2,300,000

Method: Private Sale

Date: 12/12/2022

Property Type: House (Res)

Land Size: 4038 sqm approx



28 Oakland Dr WARRANDYTE 3113 (REI)

Agent Comments

4 2 4

Price: \$2,300,000

Method: Auction Sale

Date: 29/10/2022

Property Type: House (Res)

Land Size: 4001 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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