

## 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 Aspen Court Warranwood VIC 3134

### Indicative selling price

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

Single Price

\$1,485,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Warranwood

Period-from

01 Feb 2021

to

31 Jan 2022

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

46 Wandarra Way Warranwood VIC 3134	\$1,500,000	08-Dec-21
7 Avonsleigh Close Warranwood VIC 3134	\$1,405,000	30-Sep-21

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: 08 February 2022



**46 Wandarra Way Warranwood VIC 3134** Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **08-Dec-21**

4 3 2

Distance **0.12km**



**7 Avonsleigh Close Warranwood VIC 3134** Sold Price **\$1,405,000** Sold Date **30-Sep-21**

4 2 2

Distance **0.98km**

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

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