

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 12 Lyric Court, Warranwood Vic 3134

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,510,000 Property type House Suburb Warranwood

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
54 Kalinda Road, Ringwood Vic 3134	\$1,010,000	14/09/2022
101 Plymouth Road, Croydon Hills Vic 3136	\$1,020,000	19/09/2022
2 Mountainview Close, Croydon Hills Vic 3136	\$1,060,000	12/09/2022

This Statement of Information was prepared on: 01/02/2023