

## 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

4 BLAIR 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

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,340,000

Property type

House

Suburb

Warranwood

Period-from

01 Jan 2022

to

31 Dec 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

19 SORREL CRESCENT WARRANWOOD VIC 3134	\$930,000	24-Oct-22
13 MELTON GROVE CROYDON VIC 3136	\$820,000	03-Aug-22
52 SETTLERS HILL CRESCENT CROYDON HILLS VIC 3136	\$878,000	08-Oct-22

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: 30 January 2023



## 19 SORREL CRESCENT WARRANWOOD VIC 3134

 3  2  2

Sold Price

**\$930,000**

Sold Date

**24-Oct-22**

Distance

**0.76km**



## 13 MELTON GROVE CROYDON VIC 3136

 3  1  2

Sold Price

**\$820,000**

Sold Date

**03-Aug-22**

Distance

**1.84km**



## 52 SETTLERS HILL CRESCENT CROYDON HILLS VIC 3136

 3  1  2

Sold Price

**\$878,000**

Sold Date

**08-Oct-22**

Distance

**1.91km**

RS = Recent sale

UN = Undisclosed Sale

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