

## 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 Anebo Street Warneet VIC 3980

### 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Warneet

Period-from

01 Jun 2020

to

31 May 2021

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 3-5 Elimatta Street Warneet VIC 3980      | \$580,000 | 11-Feb-21 |
| 16 Balaka Street Warneet VIC 3980         | \$600,000 | 07-Jan-21 |
| 47 Glenalva Parade Cannons Creek VIC 3977 | \$650,000 | 11-Jan-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: 17 June 2021



**3-5 Elimatta Street Warneet VIC 3980**

 2  1  8

Sold Price

**\$580,000**

Sold Date

**11-Feb-21**

Distance

**0.27km**



**16 Balaka Street Warneet VIC 3980**

 2  1  4

Sold Price

**\$600,000**

Sold Date

**07-Jan-21**

Distance

**0.48km**



**47 Glenalva Parade Cannons Creek VIC 3977**

 2  1  2

Sold Price

**\$650,000**

Sold Date

**11-Jan-21**

Distance

**1.2km**



**1 Peters Street Cannons Creek VIC 3977**

 2  1  2

Sold Price

**\$635,000**

Sold Date

**21-Jan-21**

Distance

**1.24km**

RS = Recent sale

UN = Undisclosed Sale

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