

## 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

51 Little John Road, Warranwood Vic 3134

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$765,000

&

\$820,000

#### Median sale price

Median price

\$917,500

House

X

Unit

Suburb

Warranwood

Period - From

01/04/2019

to

30/06/2019

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	8 Heape Way RINGWOOD NORTH 3134	\$846,000	27/05/2019
2	25 Mundara Dr RINGWOOD 3134	\$805,000	20/06/2019
3	50 Highfield Av WARRANWOOD 3134	\$745,000	13/05/2019

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 654 sqm approx  
Agent Comments

## Comparable Properties



**8 Heape Way RINGWOOD NORTH 3134 (REI/VG)**

Agent Comments



**Price:** \$846,000  
**Method:** Private Sale  
**Date:** 27/05/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 667 sqm approx



**25 Mundara Dr RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 20/06/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 791 sqm approx



**50 Highfield Av WARRANWOOD 3134 (REI/VG)** Agent Comments



**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 13/05/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 652 sqm approx