

## 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

1 Landau Drive 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Warranwood

Period-from

01 Oct 2019

to

30 Sep 2020

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

16 Nalinga Court Warranwood VIC 3134	\$860,000	29-Jul-20
20 Blair Court Warranwood VIC 3134	\$883,000	26-Jun-20

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: 29 October 2020



**16 Nalinga Court Warranwood VIC 3134** Sold Price **\$860,000** Sold Date **29-Jul-20**

4 2 3

Distance **1.05km**



**20 Blair Court Warranwood VIC 3134** Sold Price **\$883,000** Sold Date **26-Jun-20**

4 2 2

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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