



L.P RINNOVASI & L RINNOVASI ABN: 90 643 442 705 Agent No: 073212L  
Level 31/120 Collins Street Melbourne VIC 3000  
Tel: 1300 299 377 Fax: 07 5592 0900  
Email: contracts@atrealty.com.au

Member of REIV

VR027 © Lawsoft Pty Ltd

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 11 Warrenwood Close Ferntree Gully Vic 3156

Including suburb and  
postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$\* \_\_\_\_\_ or range between \$ 470,000 & \$ 517,000

#### Median sale price

Median price \$ 500,000 Property Type 2 Bedroom Units Suburb FTG 3156

Period - From 28 / 04 / 2020 to 28 / 05 / 2020 Source REALESTATE.COM.AU

#### 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	\$	
2	\$	
3	\$	

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.

This Statement of Information was prepared on: 03/ 06 / 2020