

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

5 Fossickers Way, Warrandyte Vic 3113

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,230,000

House

X

Unit

Suburb

Warrandyte

Period - From 01/04/2018

to

31/03/2019

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		
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.

5 Fossickers Way, Warrandyte Vic 3113

**Jellis
Craig**

Chris Chapman

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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 802 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2019: \$1,230,000

Comparable Properties



**4 Fossickers Way WARRANDYTE 3113
(REI/VG)**

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 06/04/2019

Rooms: -

Property Type: House

Land Size: 802 sqm approx

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.