Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	65 Landau Drive, Warranwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Range between \$830,000	&	\$880,000
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Median sale price

Median price	\$944,000	Pro	perty Type	House		Suburb	Warranwood
Period - From	01/07/2018	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	2 Eliza CI WARRANWOOD 3134	\$880,000	25/04/2019
2	2 Blair Ct WARRANWOOD 3134	\$871,000	06/04/2019

3 55 Mundara Dr RINGWOOD 3134 \$843,000 26/06/2019

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.

This Statement of Information was prepared on:	16/09/2019













Property Type: House (Res) Land Size: 848 sqm approx **Agent Comments**

Indicative Selling Price \$830,000 - \$880,000 **Median House Price** Year ending June 2019: \$944,000

Comparable Properties



2 Eliza CI WARRANWOOD 3134 (REI/VG)





Price: \$880,000 Method: Private Sale Date: 25/04/2019 Rooms: 12

Property Type: House (Res) Land Size: 813 sqm approx

Agent Comments



2 Blair Ct WARRANWOOD 3134 (REI/VG)







Agent Comments

Price: \$871,000 Method: Private Sale Date: 06/04/2019

Rooms: 6

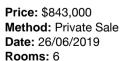
Property Type: House (Res)

Land Size: 875 sqm approx



55 Mundara Dr RINGWOOD 3134 (REI/VG)

Agent Comments



Property Type: House Land Size: 791 sqm approx

Account - Hoskins | P: 98747677, 9722 9755



