

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

65 Landau Drive, Warranwood Vic 3134

Indicative selling price

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

Range between \$830,000

&

\$880,000

Median sale price

Median price \$944,000

Property 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



 5  2  1

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 Ct WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$880,000

Method: Private Sale

Date: 25/04/2019

Rooms: 12

Property Type: House (Res)

Land Size: 813 sqm approx



2 Blair Ct WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

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

 4  2  2

Price: \$843,000

Method: Private Sale

Date: 26/06/2019

Rooms: 6

Property Type: House

Land Size: 791 sqm approx