

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

4 Meaka Court, Warrandyte Vic 3113

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$1,445,000 Property Type House Suburb Warrandyte

Period - From 01/07/2023 to 30/06/2024 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	8 Batskos Dr WARRANDYTE 3113	\$3,318,000	28/05/2024
2	18 Clematis Ct WARRANDYTE 3113	\$2,820,000	11/01/2024
3	15-17 Flannery Ct WARRANDYTE 3113	\$2,608,000	17/12/2023

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:

09/10/2024 11:40



 5  3  3

Property Type: House
Land Size: 4005 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,750,000
Median House Price
 Year ending June 2024: \$1,445,000

Comparable Properties



8 Batskos Dr WARRANDYTE 3113 (REI)

Agent Comments

 5  4  4

Price: \$3,318,000
Method: Private Sale
Date: 28/05/2024
Property Type: House
Land Size: 4008 sqm approx



18 Clematis Ct WARRANDYTE 3113 (REI/VG)

Agent Comments

 4  3  7

Price: \$2,820,000
Method: Private Sale
Date: 11/01/2024
Property Type: House
Land Size: 4001 sqm approx



15-17 Flannery Ct WARRANDYTE 3113 (REI)

Agent Comments

 6  3  4

Price: \$2,608,000
Method: Private Sale
Date: 17/12/2023
Property Type: House
Land Size: 4111 sqm approx

Account - VICPROP



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