

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

3 Chivers Court, Warranwood Vic 3134

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$988,166

Property Type House

Suburb Warranwood

Period - From 23/12/2019

to

22/12/2020

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	34 Eden Valley Rd WARRANWOOD 3134	\$1,122,500	24/11/2020
2	12 Galtymore CI WARRANWOOD 3134	\$1,120,000	31/10/2020
3	8 Gahnia CI RINGWOOD NORTH 3134	\$1,050,000	16/12/2020

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:

23/12/2020 09:34



 4  2  2

Property Type: House (Res)

Land Size: 882 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

23/12/2019 - 22/12/2020: \$988,166

Comparable Properties



34 Eden Valley Rd WARRANWOOD 3134 (REI) Agent Comments

 4  3  2

Price: \$1,122,500

Method: Private Sale

Date: 24/11/2020

Property Type: House

Land Size: 872 sqm approx



12 Galtymore CI WARRANWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,120,000

Method: Private Sale

Date: 31/10/2020

Property Type: House

Land Size: 1304 sqm approx



8 Gahnna CI RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,050,000

Method: Auction Sale

Date: 16/12/2020

Property Type: House

Land Size: 650 sqm approx