# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 Chivers Court, Warranwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$988,166	Pro	operty Type	Hou	se		Suburb	Warranwood
Period - From	23/12/2019	to	22/12/2020		So	urce	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.

Ade	dress 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



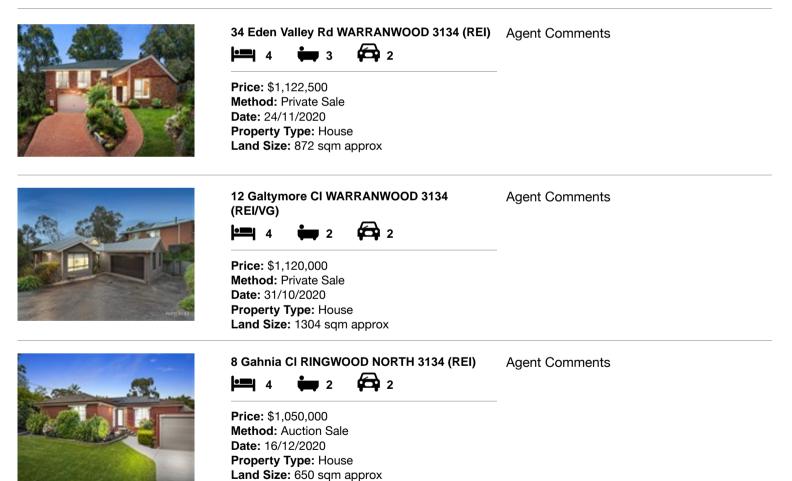






Property Type: House (Res) Land Size: 882 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price 23/12/2019 - 22/12/2020: \$988,166

# **Comparable Properties**



Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.