

# 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

5 Trevor Court, Warranwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price\*

Median price

Property Type

Suburb

Warranwood

Period - From

to

Source

### 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	9 Horizon Rise RINGWOOD 3134	\$950,000	29/02/2024
2	3 Cypress PI RINGWOOD NORTH 3134	\$735,000	07/10/2023
3	16 Sorrel Cr WARRANWOOD 3134	\$640,000	20/11/2023

### 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:

10/04/2024 11:03

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** Land  
**Land Size:** 1008 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**No median price available**

## Comparable Properties



**9 Horizon Rise RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 29/02/2024  
**Property Type:** Land (Res)  
**Land Size:** 586 sqm approx



**3 Cypress PI RINGWOOD NORTH 3134 (VG)**

**Agent Comments**



**Price:** \$735,000  
**Method:** Sale  
**Date:** 07/10/2023  
**Property Type:** Land  
**Land Size:** 602 sqm approx



**16 Sorrel Cr WARRANWOOD 3134 (REI/VG)**

**Agent Comments**



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 20/11/2023  
**Property Type:** Land (Res)  
**Land Size:** 676 sqm approx

**Account - Barry Plant | P: 03 9842 8888**