

### 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

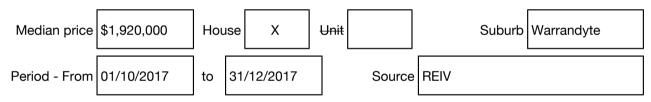
s 7 Oakland Drive, Warrandyte Vic 3113 d e

#### Indicative selling price

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

 Range between
 \$1,900,000
 &
 \$2,090,000

#### Median sale price



#### 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 Swansfield Ct WARRANDYTE 3113	\$2,070,000	05/10/2017
2	15 Beaufort Rise WARRANDYTE 3113	\$2,048,000	04/11/2017
3	7-11 Hutchinson Av WARRANDYTE 3113	\$1,920,000	16/11/2017

#### 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.

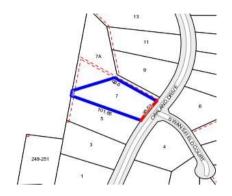
#### Account - Barry Plant | P: 03 9842 8888

propertydata

#### Generated: 28/03/2018 13:28

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.







Rooms: Property Type: House (Res) Land Size: 4103 sqm approx Agent Comments Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price December quarter 2017: \$1,920,000

## **Comparable Properties**



2 Swansfield Ct WARRANDYTE 3113 (REI/VG) Agent Comments



Price: \$2,070,000 Method: Private Sale Date: 05/10/2017 Rooms: 8 Property Type: House Land Size: 4037 sqm approx



15 Beaufort Rise WARRANDYTE 3113 (REI/VG) Agent Comments



Price: \$2,048,000 Method: Auction Sale Date: 04/11/2017 Rooms: 11 Property Type: House (Res) Land Size: 4001 sqm approx



7-11 Hutchinson Av WARRANDYTE 3113 (REI) Agent Comments



Price: \$1,920,000 Method: Sold Before Auction Date: 16/11/2017 Rooms: -Property Type: House (Res) Land Size: 3641 sqm approx

Account - Barry Plant | P: 03 9842 8888

#### Generated: 28/03/2018 13:28

propertydata com.au

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.