

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

7 Oakland Drive, Warrandyte Vic 3113

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

Median price \$1,920,000

House

X

Unit

Suburb Warrandyte

Period - From 01/10/2017

to

31/12/2017

Source REIV

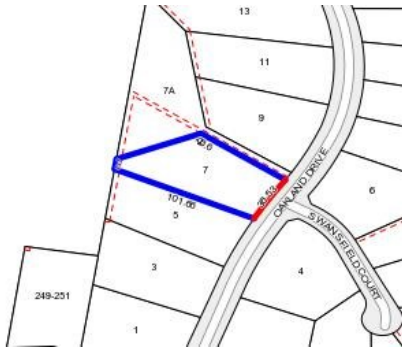
Comparable property sales (*Delete A or B below as applicable)

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	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.



 5  3  2

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**

 5  3  2

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**

 4  3  2

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**

 4  3  6

Price: \$1,920,000

Method: Sold Before Auction

Date: 16/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 3641 sqm approx