

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

2 Nandina Close, Warranwood Vic 3134

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$976,500

Property Type

House

Suburb

Warranwood

Period - From

01/07/2020

to

30/09/2020

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	6 Eden Valley Rd WARRANWOOD 3134	\$950,000	03/08/2020
2	8 Leena Ct WARRANWOOD 3134	\$913,000	02/11/2020
3	20 Blair Ct WARRANWOOD 3134	\$883,000	25/06/2020

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:

09/11/2020 11:15

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Indicative Selling Price
\$890,000

Median House Price
September quarter 2020: \$976,500



Property Type:
Agent Comments

Comparable Properties



6 Eden Valley Rd WARRANWOOD 3134
(REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 03/08/2020
Property Type: House (Res)
Land Size: 1264 sqm approx



8 Leena Ct WARRANWOOD 3134 (REI)

Agent Comments



Price: \$913,000
Method: Private Sale
Date: 02/11/2020
Property Type: House (Res)
Land Size: 707 sqm approx



20 Blair Ct WARRANWOOD 3134 (REI/VG)

Agent Comments



Price: \$883,000
Method: Private Sale
Date: 25/06/2020
Rooms: 6
Property Type: House (Res)
Land Size: 905 sqm approx