



 5  2  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 4037 sqm

Agent Comments

## Comparable Properties



11 Mahoneys Ct WARRANDYTE 3113 (REI)

Agent Comments

 5  4  5

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 26/02/2017

**Rooms:** 18

**Property Type:** House (Res)

**Land Size:** 3970 sqm

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.

## 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 Swansfield Court, Warrandyte Vic 3113

#### Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

#### Median sale price

Median price \$1,387,500

House

X

Suburb

Warrandyte

Period - From 01/01/2017

to

31/03/2017

Source REIV

#### Comparable property sales

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.