## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| Prope  | rty offere  | d for s | ale                                   |             |            |    |             |      |     |            |     |              |  |
|--|---|---------|---------------------------------------|-------------|------------|----|-------------|------|-----|------------|-----|--------------|--|
| Address<br>Including suburb and<br>postcode  |   |         | 2 Fossickers Way, Warrandyte Vic 3113 |             |            |    |             |      |     |            |     |              |  |
| Indica   | Indicative selling price  |         |                                       |             |            |    |             |      |     |            |     |              |  |
| For the meaning of this price see consumer.vic.gov.au/underquoting   |   |         |                                       |             |            |    |             |      |     |            |     |              |  |
| Range between \$1,370  |   |         | 0,000                                 |             | &          |    | \$1,470,000 |      |     |            |     |              |  |
| Median sale price  |   |         |                                       |             |            |    |             |      |     |            |     |              |  |
| Median price \$1,450,  |   | 000     | Pro                                   | operty Type | Hous       | se |             | Subi | urb | Warrandyte |     |              |  |
| Period - From 01/0   |   | 1/07/2  | 2025 to                               |             | 30/09/2025 |    | 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   |   |         |                                       |             |            |    |             |      |     | Pr         | ice | Date of sale |  |
| 1  |   |         |                                       |             |            |    |             |      |     |            |     |              |  |
| 2  |   |         |                                       |             |            |    |             |      |     |            |     |              |  |
| 3  |   |         |                                       |             |            |    |             |      |     |            |     |              |  |
| 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:  |         |                                       |             |            |    |             |      |     |            |     | NOE 15:01    |  |









**Property Type:** House **Land Size:** 792 sqm approx Agent Comments

Indicative Selling Price \$1,370,000 - \$1,470,000 Median House Price September quarter 2025: \$1,450,000

## Comparable Properties

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



